



# **BLUEPRINT for ACTION**

**May 12, 1998**

# **North Albuquerque Community Blueprint for Action Planning Department**

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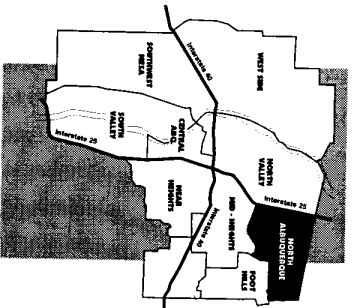
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**May, 1998**



# Acknowledgments...

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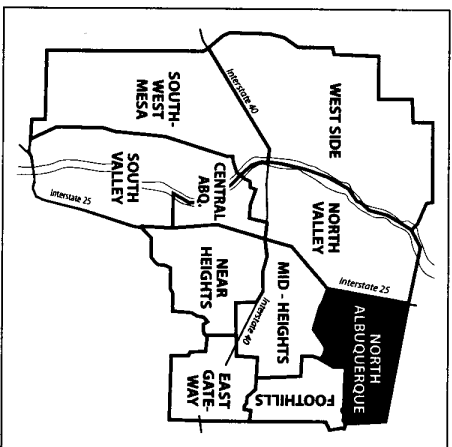
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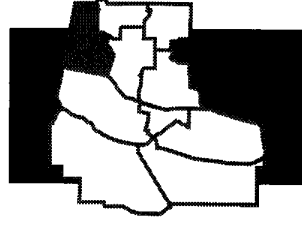
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*Albuquerque's Community Planning Areas*

# Table of Contents

<b>Executive Summary .....</b>	<b>1</b>	
<b>Introduction .....</b>	<b>2</b>	
<i>Topics: Purpose of Blueprint for Action, Planning Process, Role of Partnership, Next Steps</i>		
<b>City of Albuquerque's Strategic Planning Process .....</b>	<b>4</b>	
<b>City of Albuquerque's Community Conditions and 5-Year Goals .....</b>	<b>6</b>	
<i>Topics: Summary of North Albuquerque Conditions by City's 5-Year Goals</i>		
<b>The North Albuquerque Community Profile</b>		
History and Development .....	11	
People .....	15	
<i>Demographics</i>		
<i>Family, Children and Youth</i>		
<i>Seniors and Special Populations</i>		
Community Identity .....	18	
Transportation and Infrastructure .....	21	
Housing .....	26	
Recreation .....	29	
Crime and Safety .....	32	
Commercial, Business, and Job Development .....	33	
Environmental Protection and Resource Conservation .....	34	
<b>Summary of Partnership Issues .....</b>	<b>39</b>	
<i>Topics: Strengths, Weaknesses, Opportunities, and Threats</i>		
<b>Priority Issues and Recommended Actions .....</b>	<b>41</b>	
<i>Topics: Land Use and Development; Transportation; and Recreation</i>		
<b>Appendices</b>		
Community Services Map .....	49	
Generalized Land Use Map .....	50	
City of Albuquerque Map with Community Planning Areas Indicated .....	51	
Long Range Major Street Plan and Bikeways Master Plan .....	52	
Approved 1997 GO Bond Program .....	53	
Sample Survey .....	54	
Important City/County Phone Numbers .....	55	



## **Executive Summary**

### **Introduction**

#### **City of Albuquerque's Strategic Planning Process**

#### **City of Albuquerque's 5-Year Goals and the North Albuquerque Community Conditions**

# Executive Summary

The North Albuquerque Community is located in the far northeastern part of the city and is bounded by I-25 on the west, Bear Canyon Arroyo on the south, Cibola National Forest on the east, and Sandia Pueblo on the north. North Albuquerque is designated as "Developing Urban" in the Albuquerque/Bernalillo County Comprehensive Plan. Forty percent of the land is vacant which presents much opportunity for growth and development. As a result, North Albuquerque is the third fastest growing community in the City. The Community is predominantly residential, although commercial centers are being developed to respond to the needs of the community's growing population. The eastern portion of the community lies within the jurisdiction of Bernalillo County and is rural in nature.

Community input has identified North Albuquerque's strengths, weaknesses, opportunities and threats. In general, the community has a number of strengths including relatively safe neighborhoods, good schools, and residents

who are involved, well-educated and family-oriented. Other strengths include natural assets such as spectacular views, open space, native landscape, and rural ambience.

Area weaknesses are mostly related to growth and development issues. Rapid growth has led to a variety of problems related to land use, transportation, utilities, and drainage. Land use issues include: incompatibility of land uses, inconsistent enforcement of adopted plans and policies, and lack of employment and retail centers. There are also conflicting views regarding the type of development that should occur on the fringe of the city, i.e. high density, mixed uses vs low density, residential use. Transportation issues include inadequate roads, traffic congestion, dust and noise pollution, cut-through traffic, and speeding. There is concern for students who walk to and from school on unsafe streets. Much of the area within the community is served by private wells and septic systems that raise public health and environmental concerns. There are also flooding concerns caused by the uncontrolled arroyos that drain through the northern half of the community. Area residents also identified a lack of recreational facilities and programs to serve the youth and seniors of the community.

Major citywide issues threaten the quality of life in North Albuquerque. Too much traffic, lack of adequate public facilities, air pollution, sky-

rocketing land prices, and incompatible land uses all compromise the community's stability. Fortunately, there are many opportunities within the community to deal with these issues. There are several studies and plans currently underway to deal with land use, transportation, recreation, commercial development, and environmental concerns. These studies provide opportunity for public involvement so that the results are more in line with what the community wants.

After listing and examining North Albuquerque issues, the Community Partnership identified three major issues:

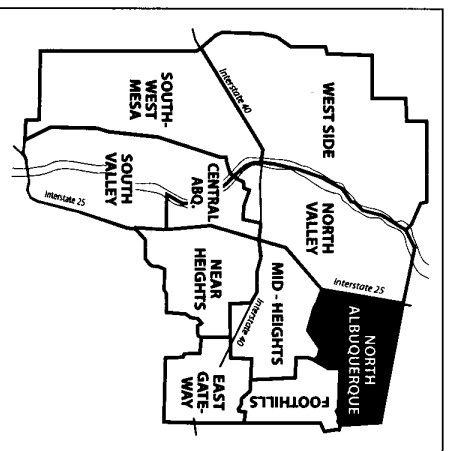
1. Land Use and Development
2. Transportation
3. Facilities for Youth and Seniors

Strategies for addressing these issues can be found in the Priority Issues and Recommended Actions Section.

The information provided in this document relies primarily on community input (first-hand information), and secondly on various sources provided by the City and other organizations. This document is an evolving document and can be used by City Council, the City Administration and the public to help them make decisions about allocating resources most effectively. The Blueprint will be updated annually. ☐



# Introduction



Albuquerque's Community Planning Areas

## **Overview of Community-Based Planning:**

In order to provide more effective planning and service delivery, and to enhance the sense of unique identity in each community throughout the city, the Community-Based Planning Program was initiated. In 1993-94, public workshops were held which asked participants to define the geographic boundaries of their community and to identify its' notable features. Based on this information, the metro area was divided, for planning purposes, into ten distinct communities. A community planner was assigned to each community to facilitate broad-

based public involvement in planning. Nine are City-staffed, while the South Valley effort is led by Bernalillo County.

Community Partnerships made up of City Councilors, City government staff, representatives from public schools, neighborhoods, businesses, institutions, and others were formed in the communities to assess, prioritize, and address community issues. With city staff assistance, the partnerships design approaches and solutions which build on their communities' assets, network to find public and private resources, and work to direct changes to City planning, policy-making, and spending for projects and programs in their community planning areas.

The Public Works Department, Family and Community Services Department, and the Capital Implementation Program's Parks, Open Space and Trails section each have their own community planner to help coordinate sub-area planning and implementation. Interagency coordination is further facilitated through a Government Response Team comprised of representatives from the Mayor's Office, City Council Office, and City Departments.

## **The North Albuquerque Planning Partnership**

The North Albuquerque Partnership formed in May, 1996. Membership includes the District 4

Councillor, the principal of La Cueva High School, and representatives from City and County Neighborhood Associations. One of the main functions of the Partnership is to think in broad terms regarding the community. Unlike Neighborhood Associations who deal with individual neighborhood issues, the Partnership strives to look at the "big picture" and somewhat longer range issues involving the entire community. The Partnership continues to invite area residents, city staff, and other informed groups to the meetings in order to be better informed of the larger issues.

The Partnership spent the first half of their initial year identifying community strengths, opportunities, weaknesses and threats, discussing their desires for the community's future, and choosing priorities to tackle. The North Albuquerque Partnership identified three priority issues and have taken steps to address these issues. The priority issues and recommendations are discussed at the end of this blueprint.

## **Blueprint Contents**

This blueprint is one of nine. It presents an analysis of current conditions in the North Albuquerque Community, identifies priority issues, and suggests recommendations. The document is divided into three main sections:

1. Significant community conditions (Key Findings) are summarized under each of the City's seven goals in order to establish baseline measures that can be used to evaluate community progress.

2. The Community Profile is divided up into nine categories based roughly on city planning services. Community conditions are analyzed under each category, including Key Findings & Recommendations. Categorizing the community conditions by service areas will help identify the capital improvement and service priorities in the community, suggest the roles of participants in implementation, and direct future coordination among City and other agencies.

3. Priority issues and recommendations, based on the preceding analysis, are discussed. The Partnership played a major role in identifying the priority issues and is supportive of the recommendations.

The Blueprint uses a variety of sources to identify the issues including:

- The Community Planning Partnership
- Youth planning meetings organized by the Office of Neighborhood Coordination
- Youth planning meetings organized by the Cultural and Recreation Department
- Community meetings for the HUD 5-Year Plan

- Special Purpose Workshops (sector plans, CPTED, etc.)
- Many City documents including: *Albuquerque Progress Report*, *Sustainability Indicator Report*, and *Area Sector Plans*
- City staff field observations

Because information is taken from many sources, it should be interpreted with caution. For example, census data may have been compiled by tract, block group, or extrapolation methods. Also, some of the information came from pure observation with no supporting data. Nonetheless, we believe the major points derived from the analyses are useful.

### **How Can The Blueprint Be Used?**

#### **...as a planning tool**

The Blueprint is intended to provide a basis for actions which can improve the quality of life. It provides the baseline data needed to understand where we are now, the trends which explain how we arrived here, and recommends ways to effect change in the community. It can be used to evaluate conditions, generate discussion and propose solutions to the issues identified. A step further for the Blueprint and Community Planning will be to "zoom in" on an area or

neighborhood in need of a more specific development plan.

The Blueprints can be revised and expanded to develop Community Area Plans. The Community Area Plans can serve as building blocks for revising and updating the City/County Comprehensive Plan. Common issues, strengths and opportunities in all nine Blueprints could lead to city and region-wide policies, and help inform development of the Capital Implementation Program.

#### **...as a budget tool**

The Blueprint contains the community's needs, desires, values and dreams and could be used as a guide by public officials and other policy makers in their efforts to improve the social and physical environment in the community. Using the Blueprint as a budgeting tool would be one way of focusing the budget emphasis on citizen perspectives.

The Blueprints are intended to be updated periodically and may have individual components updated more frequently. If you have questions or want to participate in planning for the community, call your Community Planner at 924-3860. ☐





## City of Albuquerque's Strategic Planning Process

The City of Albuquerque is charged with providing quality service to its citizens. This objective is getting harder to achieve, however, as the gap between the demand for service and lagging growth in budgetary resources to provide the service continues to grow wider. For this reason the City of Albuquerque has embarked on a significant effort to improve service quality by drafting a Strategic Management Plan dated January 22, 1998. The Plan suggests some strategies for how city departments can improve conditions in the city by:

- developing a current and thorough understanding of community and customer conditions and trends;
- translating that knowledge into effective and efficient programs that improve those conditions; and
- measuring results of programs for their effectiveness;

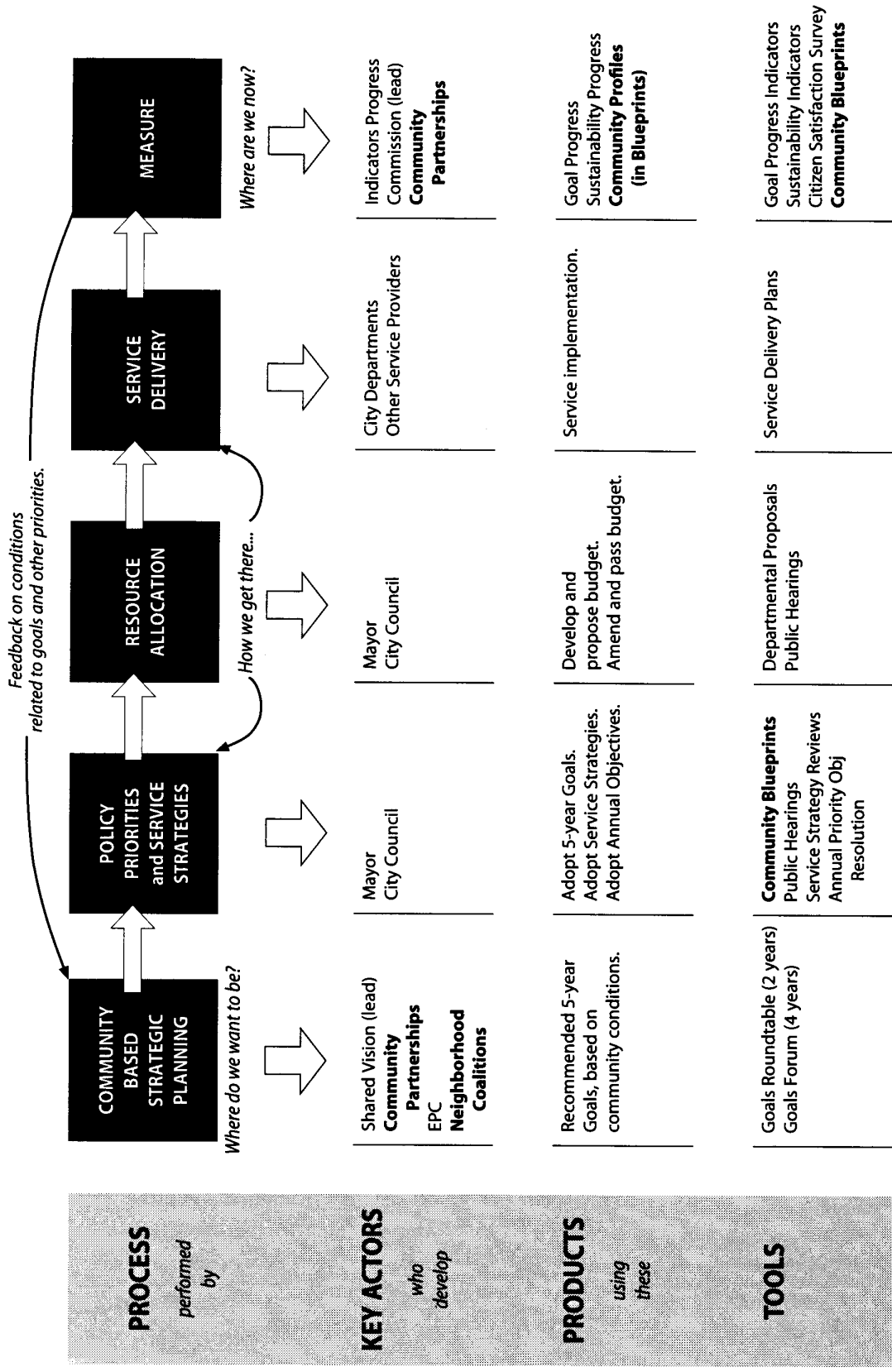
The Community Blueprints have accomplished the first two objectives by developing a profile of community conditions and suggesting recommendations to improve those conditions. Community Planners will work with the Office of Management and Operations Improvement and the community partnerships to develop the third objective. Projects that come about as a result of

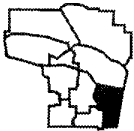
the "Recommended Actions" in the Blueprint will need to contain quantitative measures to determine if community conditions improve as a result of the actions.

The following graph shows how the Community Planning effort fits in with the City of Albuquerque's Strategic Planning process to track progress toward improved service to the citizens of Albuquerque. ☐



## Strategic Planning in the City of Albuquerque – Vision in Action Process





## City of Albuquerque's 5-Year Goals and the North Albuquerque Community Conditions

The City of Albuquerque adopted the following seven City Goals in 1994. They are used to set one-year objectives for City Government and to organize annual budget requests. They are also used as the basis for performance review documented in the Albuquerque Progress Report, one of the City's primary evaluation tools.

The Community Blueprints for Action organize the key findings about each of Albuquerque's Community Planning Areas under these city-wide goals. This will help establish baseline measures of community conditions that can be used to evaluate community progress.

### GOAL 1: Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.

#### *The North Albuquerque Community:*

- contains the highest percentage of married couple families;
- contains the third highest percentage of school age children;
- has the highest proportion of persons over 65 years of age living in poverty; and
- has the highest percentage of owner-occupied housing (75 percent).

- The community has very limited senior programs and services.
- There are no City-run child care sites in the area.
- Population projections for the community indicate there may be a need to plan for more parks, especially in the area north of Paseo del Norte.
- "Affordable" housing is quickly disappearing as the price of land in this community continues to increase and the demand to live in the school districts also increases.

### GOAL 2: Improve public safety services

#### *The North Albuquerque Community:*

- reported feeling safest in their neighborhoods;
- experiences a lower crime rate in all crimes except burglary; and
- does not have a representative on the COPS Steering Committee.

### GOAL 3: For infrastructure, equitably balance new construction, maintenance and repair

- Much of the area is newly-developing and lacks adequate infrastructure.
- Traffic speed is consistently mentioned as a major issue by all neighborhood associations.
- Cut-through traffic on neighborhood streets occurs at a higher rate north of Paseo del Norte because of the higher number of undeveloped major roads causing serious dust pollution.
- There is a lack of improvements along the major north-south corridors.
- A large percentage of the community is served by private wells and septic systems that raise public health and environmental concerns.
- Flooding often occurs due to inadequate drainage facilities.

### GOAL 4: Achieve sustainable development, and balanced development and redevelopment, including infill development.

- The North Albuquerque Community is the third fastest growing community in the City.
- 40 percent of the total acreage in the community is vacant land which is developing at a rapid pace.
- There is a lack of employment and retail sites in the community which means most residents work and shop outside of the community.
- The North I-25 corridor has the potential of becoming a major employment center and provides the opportunity for compatible mixing of land uses.
- Platting and ownership patterns in much of North Albuquerque Acres prohibits urban development from occurring.
- The Sandia Pueblo is contemplating development adjacent to the community which may or may not be compatible with the character of the community.

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**GOAL 5: Increase environmental protection and resource conservation.**

- A large percentage of the community is served by private wells and septic systems that raise public health and environmental concerns.
- Unpaved roads in the North Albuquerque Community are causing problems with particulate matter.
- Illegal dumping is posing a health hazard since there is no way to monitor the types of materials that are being dumped.
- Homes in North Albuquerque Acres and Sandia Heights have some of the highest recorded levels of radon in the Albuquerque/Bernalillo County area.

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**GOAL 6: Adopt and pursue implementation of an economic vitality strategy.**

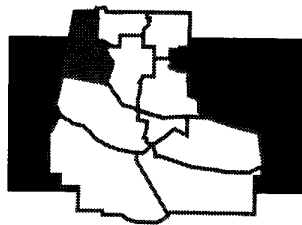
- The lack of employment and commercial centers in the community means that most residents work and shop outside of the community.
- Several zone changes from industrial use to residential use have occurred along the North I-25 Corridor that threaten the potential for job creation.

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**GOAL 7: Foster the expression and appreciation of Albuquerque's cultures.**

- The North Albuquerque Community contains many unique assets that need to be preserved and promoted.
  - Neighborhoods are typically surrounded by high walls which prohibits neighborliness.
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## The North Albuquerque Community Profile

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- [ Goal 3 ] For infrastructure, equitably balance new construction, maintenance and repair.
- [ Goal 4 ] Achieve sustainable development, and balance development and redevelopment, including infill development.
- [ Goal 6 ] Adopt and pursue implementation of an economic revitalization strategy.

### History

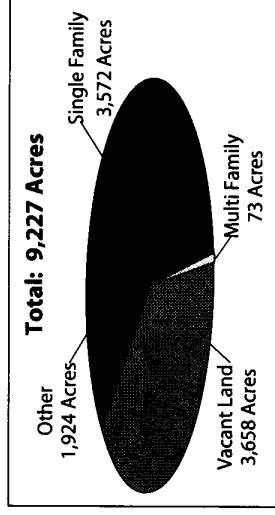
Much of what is now North Albuquerque is built on the Elena Gallegos Land Grant. In the late 1600's, the Spanish government gave the grant, which extended from the Rio Grande to the crest of the Sandias, to Diego Montoya. In the early 1700's his son, Antonio, conveyed the entire grant to Elena Gallegos. Throughout the years, the western portion of the land grant was divided up among the children of each generation while the eastern foothill area was used as common grazing lands.

In 1908, the U.S. Federal Government determined that the taxes for the grant had not been paid and a tax deed was granted to James Norment for the eastern portion of the grant who then formed the Mutual Investment Company. In the 1930's Norins Realty Company of California bought 5,700 acres from Mutual Investment Company and subdivided the area into one-acre lots. These lots eventually became known as North Albuquerque Acres. The realty company sold most of these lots by mail to individuals

throughout the U.S. Very few lots were bought by New Mexicans. The diverse ownership of lots in North Albuquerque Acres has resulted in scattered, individual lot development and has hampered development of much-needed public facilities.

### Land Use

Today, the North Albuquerque Community is predominantly residential with a few scattered commercial centers at major intersections. It contains a total of 9227 acres and is the third fastest growing community in the City. Between January 1, 1996 and June 30, 1997, 817 building permits for new construction were issued by the City. The following chart shows how the community is broken up by land use. Both the City and County are included in the land use totals. "Other" includes commercial, industrial, public facilities, transportation corridors, and other miscellaneous land uses.



North Albuquerque Community Land Use  
(Source: AGIS Land Use Data, 1997)



Current Studies within the North Albuquerque Community	
<ul style="list-style-type: none"> <li>• La Cueva Sector Development Plan (city effort),</li> <li>• Paseo del Norte Commercial Corridor Study (county effort)</li> <li>• Paseo del Norte Feasibility Study (state effort)</li> <li>• Alameda Corridor Study (county effort)</li> <li>• Eubank Corridor Study (county effort)</li> </ul>	<ul style="list-style-type: none"> <li>• North 1-25 Metropolitan Investment Study (state effort)</li> <li>• North Albuquerque Acres Transportation Study (county effort)</li> <li>• Drainage Management Plan west of Ventura (city effort)</li> <li>• Drainage Management Plan east of Ventura (county effort)</li> </ul>

ADOPTED PLANS	RANK	ADOPTION DATE
Subarea Master Plan for No. Alb. Acres	II	1978
North 1-25 Sector Plan	III	1986
Nor Este Sector Plan	III	1987
Vineyard Sector Plan	III	1994
Heritage Hills East Sector Plan	III	1985
La Cueva Land Use Guide	III	1986
Quintessence Sector Plan	III	1993
Bear Canyon Arroyo Corridor Plan	III	1991
Trails and Bikeways Facility Plan	II	1993, revised 11/96
Facility Plan for Arroyos	II	1986

#### Adopted Plans

### Current Plans and Studies

Of the total 9227 acres, 60 percent is developed and 40 percent is vacant land. The high percentage of vacant land in the community presents opportunities for growth. As a result, there are numerous studies that are underway to plan for this growth.

There are also several adopted plans within the North Albuquerque Community that serve as guides for development. These plans provide policies, regulations and project proposals for specific areas of the community. The plans are listed in the table above.

### Development Issues

The eastern half of the community is in the County and is zoned for A-1 (residential) uses.

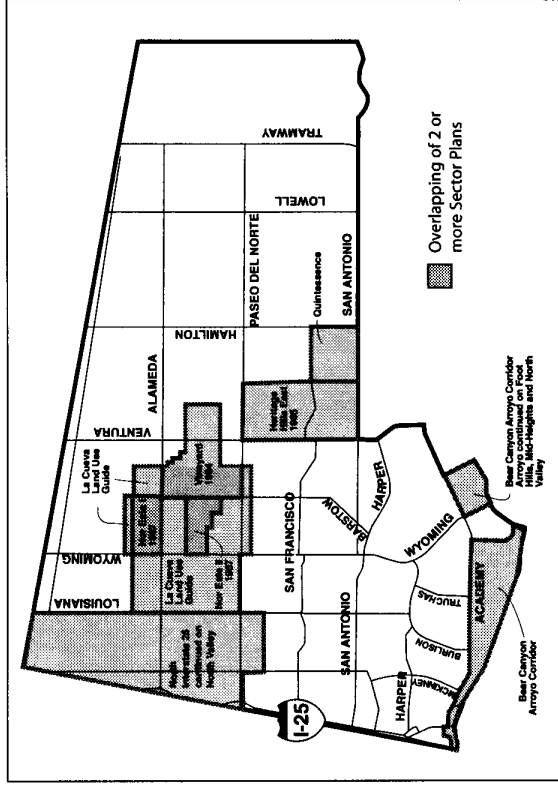
This area is platted into one acre lots and is held in multiple ownership. It will most likely remain residentially zoned with large lot, single family development. The Paseo del Norte Commercial Corridor Study will determine if there are appropriate locations along the corridor for commercial development, but for the most part, this part of the community will remain residentially zoned.

North of Paseo del Norte, between Louisiana and Holbrook (approx.), the City annexed 700 acres. A little less than half of this area is served by public utilities while the remaining half is vacant land with a sprinkling of large one-acre homes served by private utilities. This area lacks the appropriate mix of land uses that is recommended in an urban setting as well as the supporting infrastructure. Intensive speculation in the area, has resulted in lot prices skyrocket-

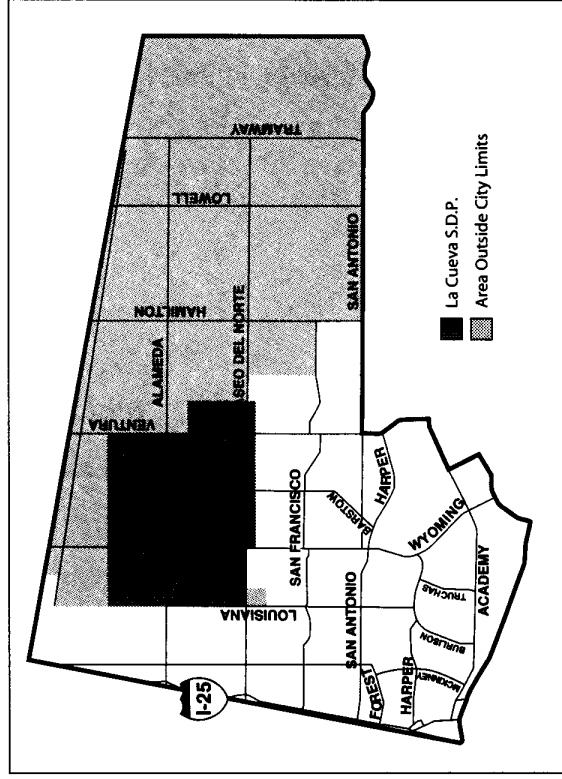
ing from \$3,000 per acre in 1975 to over \$60,000 per acre today. The biggest constraints in planning for this area are the multiple ownerships of lots which means multiple interests for how the area should be developed and the antiquated platting of lots which limits the properties that can be developed. Lot consolidation is necessary to increase density and to achieve a desirable mix of land uses. The La Cueva Sector Plan will address these issues by recommending strategies to achieve a proper mix of land uses and to assign responsibilities for the infrastructure. The North Albuquerque Partnership has expressed a desire to remain very involved in the sector plan and has selected several members to serve on the Advisory Committee for this plan. The Sector Plan is expected to be completed by July 1, 1998.

Goal Four of the City of Albuquerque encourages functional and sustainable communities within the city. The low housing density in the area increases the cost of delivering urban services and discourages community interaction. Higher housing density is needed to provide cost-effective public facilities, less automobile dependence, and improved air quality.

The North I-25 Sector Plan states that the North I-25 corridor has the potential of becoming a major employment center and provides the opportunity for compatible mixing of land uses. The vacant land between San Pedro and Louisiana can be described as a transitional zone between the more intense industrial and commercial activities to the west and the single



North Albuquerque Sector Development Plans



La Cueva Sector Development Plan Boundary

family dwelling units to the east. This area is suitable for high and medium density residential development as well as office and neighborhood commercial uses.

The northern boundary of the community abouts the Sandia Pueblo. Currently, the Pueblo operates a casino on their land and is also the owner of the Coronado Airport which is within the North Albuquerque Community. The Pueblo is in the process of hiring a consultant to develop a master plan for the southern portion of their land, adjacent to the North Albuquerque Community. (Source: *Albuquerque Tribune, June 1997*) The Pueblo is considering the idea of

developing the area as a resort with a golf course and some small shops and possibly some residential development. The Partnership has expressed a desire to develop a relationship with the Pueblo since they are our northern neighbors. Ideally, a sharing of information would lead to compatible development along the border.

In summary, the North Albuquerque Community contains a large amount of vacant land that is ripe for development. It is anticipated that once the Paseo del Norte project is completed and the La Cueva Sector Development Plan is approved and adopted, construction will take off at an even higher rate.

As a result, development issues top the list of priorities for the area residents. Many residents have become involved in their Neighborhood Associations in order to keep abreast of new development and are becoming more familiar with the development process. The Development Process, which is long and sometimes confusing, may appear inconsistent and many area residents have expressed concern over this. Since the area is developing rapidly, the Partnership has expressed a desire to remain very involved in development issues. ☐

<p><b>KEY FINDINGS:</b></p> <ul style="list-style-type: none"> <li>• The North Albuquerque Community is the third fastest growing community in the City.</li> <li>• 40 percent of the total acreage in the community is vacant land which has begun to develop at a rapid pace.</li> <li>• There is a lack of employment and retail sites in the community which means most residents work and shop outside of the community.</li> <li>• The North I-25 corridor has the potential of becoming a major employment center and provides the opportunity for compatible mixing of land uses.</li> <li>• Platting and ownership patterns in much of North Albuquerque Acres prohibits urban development from occurring.</li> <li>• The Sandia Pueblo is contemplating development adjacent to the community which may or may not be compatible with the character of the community.</li> </ul>	<p><b>RECOMMENDED ACTIONS:</b></p> <ul style="list-style-type: none"> <li>• Designate higher density zones and corridors within the community.</li> <li>• Provide incentives to encourage lot consolidation in the area north of Paseo del Norte. This is necessary in order to achieve "balanced" development.</li> <li>• Revisit the North I-25 Sector Plan to examine opportunities for employment and mixture of uses.</li> <li>• Develop a relationship/dialogue with Sandia Pueblo so that compatible development can occur.</li> <li>• Educate the community regarding the development process.</li> </ul>
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# Community Profile

## People

[ Goal 1 ] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.

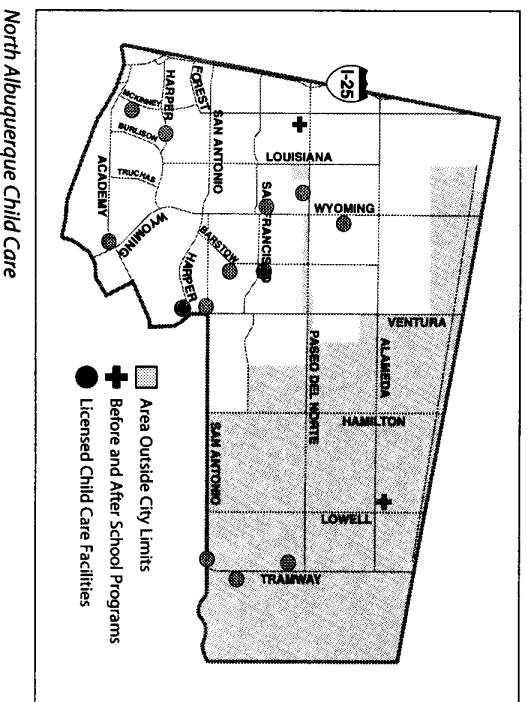
### DEMOGRAPHICS

The following are demographics for the north Albuquerque Community. The data represents both the City and County jurisdictions within the community. (Source: 1990 Census)

Population:	Total population (1990)	32,015	Income:	City's median family income	\$35,646
<b>Projected Population:</b> (Source: Urban Growth Projections, Planning Dept.)				Persons in the North Albuquerque community who earned >77% of the City's median family income	74%
	Total population (1995)	38,676	<b>Employment:</b>	Unemployment rate	4.4%
	Total population (2000)	43,416	<b>Welfare / Poverty:</b>	Persons living in poverty	4.3%
	Total population (2005)	45,670		Persons >65 years living in poverty	11%
<b>Age:</b>	< 5 years of age	7%		Households receiving public assistance	2.5%
	5-17 years of age	20%	<b>Households by Type:</b>		
	18-64 years of age	63%		Family households	73.5%
	65-74 years of age	6%		Married-couple families	85%
	> 74 years of age	4%		Single-female headed households	14%
<b>Ethnicity:</b>	White	77%			
	Hispanic	19%			
	Other	4%			
<b>Education:</b>	High school graduate or higher	91%			
	Bachelors degree or higher	37%			

**KEY CHARACTERISTICS - Compared to the other ten communities, the North Albuquerque Community:**

- is a low population area; contains 6.8 percent of the city's population.
- is very family oriented; contains the highest percentage of married couple families and the third highest percentage of children between the ages of 5 and 17 years.
- is not very diverse; it contains the second highest percentage of Whites and the second lowest percentage of other racial background.
- is well educated; contains the second highest percentage of persons with Bachelors Degree or Higher.
- is relatively wealthy; contains the highest percentage of persons earning more than 77 percent of the City's Median Family Income. Only 4.3 percent of the population live in poverty, which is the second lowest percentage in the city.



North Albuquerque Child Care

### ***Family, Children and Youth***

The North Albuquerque Community contains the highest percentage of married couples with children as well as being one of the wealthiest communities in the city. This means most children live in stable environments and are mostly well provided for. As a result, the dropout rate in North Albuquerque is very low; over 90 percent of high school and middle school age children are attending school. The middle school age children continue to score very high in aptitude tests and the area schools continue to excel in overall performance. (Source: *Albuquerque Progress Report*)

Youths in the community have had several opportunities to express their needs through a series of workshops that were held throughout the year. Swimming has been identified as the

most popular summer activity by children under 15. (Source: *Youth Needs Assessment*) Many of the youths who come from single parent families whose parent works in the evening, expressed a desire to have somewhere to go that is safe and neighborly where one can do their homework or play games or just talk. It doesn't have to be nicely furnished or brand new, just someplace that the teens could identify with. Currently, the community lacks both a swimming pool and a teen center or community center that could offer youths recreation, peer support, and maybe even some jobs.

Children between the ages of five and seventeen years make up 20 percent of the total area population which is the third highest percentage of all the communities. For those children under five, child care service is provided

by the private sector since there are no City-run child care sites in the area. There is a YWCA that does provide child care, but this service is not likely to continue since the organization is considering moving out of the community in the near future.

The North Albuquerque Partnership identified the lack of youth programs and services as being a major concern for the community. They felt that if children had no where to go and nothing to do, it could lead to trouble. They have offered several suggestions that should be considered in providing for the needs of the youths. They are:

1. Increase youth involvement in Community Planning to explore options for providing youth services;
2. Examine the need for child care and after school and summer activities for the children of the community;
3. Gain a better working relationship with APS to utilize the schools for youth programs; and
4. Provide a swimming pool and teen center, preferably in the area of the North Domingo Baca Community Park

### ***Seniors & Special Populations***

The area's residents over 65 years of age total about 10 percent of the population. This ranks North Albuquerque in the middle range compared to the rest of the communities. The largest concentration of older people live on the western edge of the community. (Source: *1990 Census*)

In a recent survey, the Jade Park Neighborhood Association was asked to list what they

considered to be the key issues facing the community. Jade Park contains a high percentage of seniors and they listed "isolation" as one of their main concerns. The community is not served by a Senior Center and has very limited senior programs that can aid in establishing a "senior network" and prevent senior isolation. According to the Office of Senior Affairs, there is also a real need to provide some seniors with transportation assistance which would also combat isolation. Improving the transit system in this area would also connect seniors to health care facilities, supermarkets, etc. It is important to note that this survey was administered to a small part of the community and should be expanded to include a larger number of seniors, especially on the western edge, in order to gain a better understanding of the issues facing seniors.

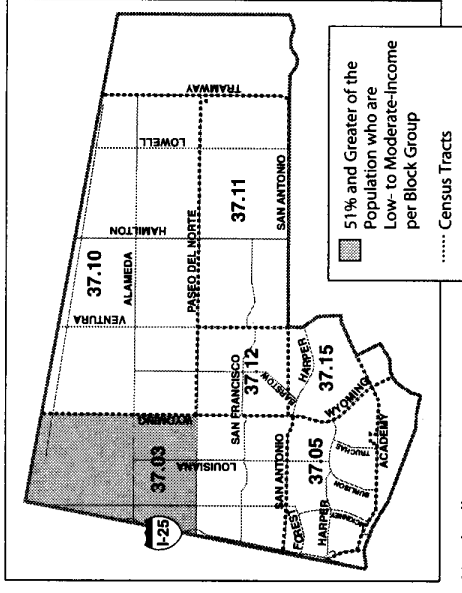
One way of providing assistance to isolated seniors is through senior volunteers. Senior volunteerism is important because it not only contributes to seniors' longevity and independence, but it also contributes to the well-being of the entire community.

Currently, there is no way of determining whether younger and more capable seniors would be willing to volunteer their services for the older and less capable seniors.

Only 4.3 percent of the total population live in poverty, which is the second lowest percentage compared to the other communities. However, of those persons that do live in poverty, 11 percent are over 65 years of age. This is the highest proportion of seniors living in poverty compared to the other ten communities. The 1990 Census identifies most of these seniors as living in the area north of Paseo del Norte and west of Wyoming.

### ***Inventory of Programs/Services:***

- 4 City-run Before and After School Programs
- YWCA provides child care services
- 1 Nursing Home on Palomas between Wyoming and Barstow
- 1 Senior Meal Site just broke ground at San Pedro and Paseo del Norte; expected to open summer of 98



*North Albuquerque Percentage of Low- and Moderate-Income Persons by Block Group*

### **KEY FINDINGS:**

*Compared to the other communities, the North Albuquerque Community:*

- contains the third highest percentage of school age children;
- has the lowest dropout rate; and
- has the highest proportion of persons over 65 years of age living in poverty.
- Most children live in stable environments and are mostly well provided for.
- The middle school age children continue to score very high in aptitude tests.
- The community contains no Senior Center and very limited senior programs and services.
- Seniors who live in poverty are clustered in the western portion of the community.

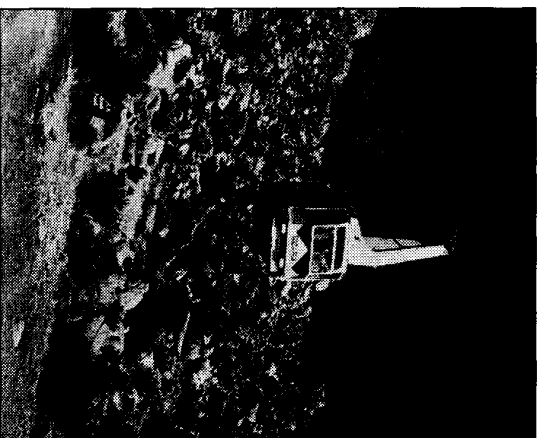
### **RECOMMENDED ACTIONS:**

- Examine the need for child care and after school and summer activities for the children of the community.
- Increase youth involvement in Community Planning to explore options for providing youth services.
- Gain a better working relationship with APS to utilize the schools for youth programs.
- Survey seniors to determine their needs and wants and to determine extent of volunteer participation.

# Community Profile

## Community Identity

[ Goal 7 ] Foster the expression and appreciation of Albuquerque's cultures.



*Sandia Peak Tramway*

### ***Area's Role in Albuquerque's Overall Identity:***

North Albuquerque neighborhoods contain some of the newest residential areas in the City. The northeast portion of the area contains large lots and native landscapes and has a rural and low density character. The Sandia foothills are recreational open space for the entire metropolitan area. The Sandia Peak Tramway is a well known landmark for local residents and visitors alike. The North Albuquerque Community is pre-

dominantly residential, although commercial centers are being developed to respond to the needs of the community's growing population.

### ***Community Assets***

The Community Planning Program began by identifying ten unique communities. Each community contains distinguishing characteristics that sets it apart from the rest of the city. One of the main goals of Community Planning is to promote appreciation of these characteristics which

will encourage residents to identify with their community.

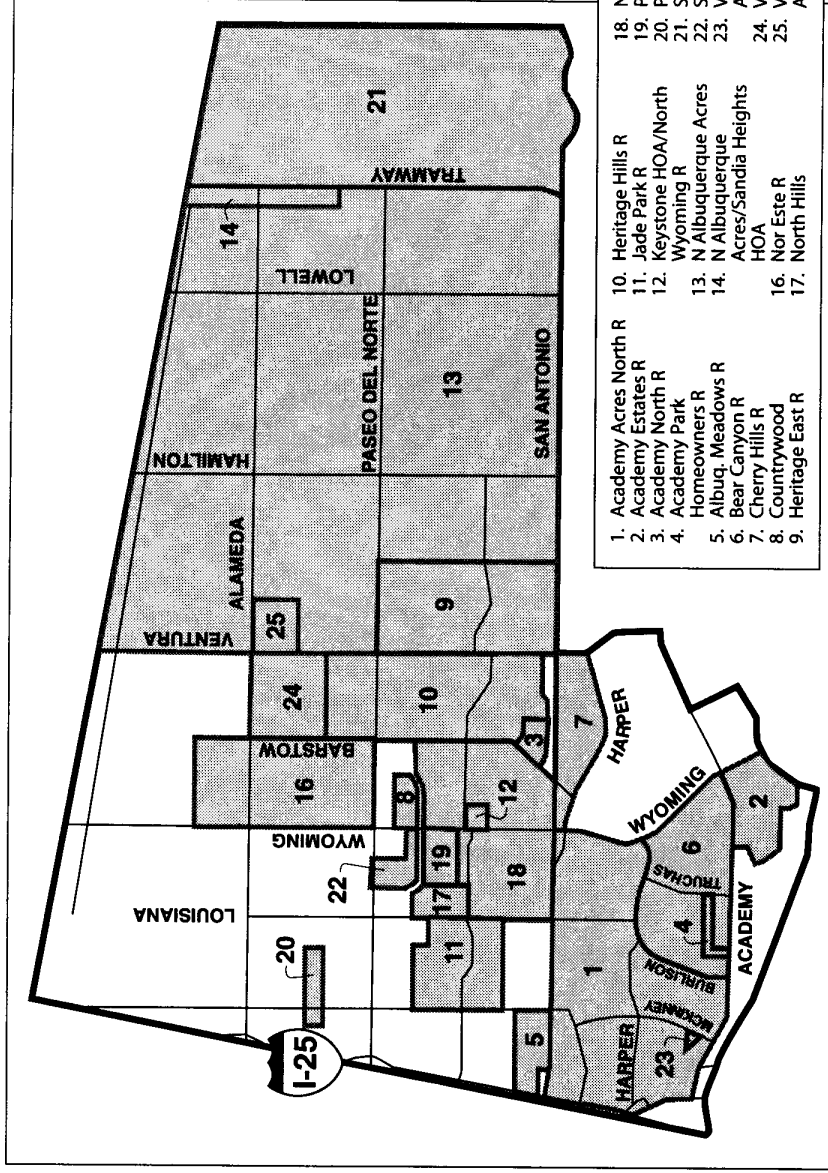
Several characteristics were identified by the North Albuquerque Partnership that set the community apart such as:

- spectacular views
- open space
- rural ambience
- native landscape
- good schools
- Tramway Trail
- La Luz Trail
- Sandia Peak Tram

These characteristics were identified as valuable assets that create a sense of place for the area residents. By preserving these assets, one can then "identity" with his surroundings which will hopefully lead to a sense of pride and responsibility for these assets and encourage a sense of belonging.

### ***Community Interaction***

Having a sense of community also refers to relationships that bind people together. There are 23 neighborhood associations in the community that encourage open communication among neighbors through meetings and distribution of newsletters. These associations are formed by the neighborhood residents and serve the communi-



1. Academy Acres North R
2. Academy Estates R
3. Academy North R
4. Academy Park
5. Homeowners R
6. Albuq. Meadows R
7. Bear Canyon R
8. Cherry Hills R
9. Countrywood
10. Heritage East R
11. Jade Park R
12. Keystone HOA/North
13. Wyoming R
14. N Albuquerque Acres
15. N Albuquerque
16. N Sandia/Academy Acres North R
17. Vineyard Estates R
18. Vineyard Estates R/N
19. North Wyoming R
20. Palomas Park
21. Pleasant View
22. Sandia Heights HOA
23. Santa Barbara HOA
24. Villa Sandia/Academy
25. North Hills

North Albuquerque Neighborhood Associations

#### Design Guidelines to Promote Community Identity in North Albuquerque Community:

- take advantage of views and connection to the natural landscape in streetscape design
- use native grasses in turf landscape areas
- use visually open, visually appealing designs in walls along streets, including varied setbacks and attractive materials
- use low water use plants and irrigation techniques that reduce water waste
- provide for improved pedestrian access from residential subdivisions to activity centers

#### North Albuquerque Favorite Places:

(Identified by participants at Community Identity Public Workshops)

- Academy Hills Park
- Albuquerque Academy
- Arroyo del Pino (undeveloped open space)
- Arroyo del Oso Golf Course
- Cibola National Forest
- Heritage Hills Park
- La Cueva Recreation Area
- La Luz Trail
- La Cueva High School
- Sandia Peak Tram
- Sandia Heights Subdivision



ty by identifying issues and encouraging cohesiveness. The District Four Coalition of Neighborhoods meets every month and represents at least 18 out of the 23 neighborhood associations in the community. It is very proactive and contains several subcommittees working towards the stability of the neighborhoods.

Social and recreational activities bring people together and encourage neighborliness. The Annual "Arts in the Parks" event, neighborhood-sponsored picnics and flea markets, and school activities are a few examples that bring people together in the North Albuquerque Community. The North Domingo Baca Park Master Plan will study the feasibility of developing an activity cen-

ter within the new community park site and the new Cherry Hills Library will provide a community meeting room where neighbors can interact. It is important to promote activities within the community that encourage neighborliness.

The Interstate Corridor Enhancement Program also provides additional opportunities for community involvement. The program aims to visually enhance the urban Interstate Corridors by reflecting City's unique cultural diversity and community identity through the integration of elements of the natural and built environments.

Neighborhoods are typically surrounded by high walls with limited access to public and

commercial centers or to other neighborhoods. As a result, most pedestrian activity only occurs within neighborhoods. Walking should be encouraged throughout the community to promote interaction between community members, to promote health and well-being, and even to discourage crime. Residents need to understand the value of walking and not cut themselves off from the rest of the community with high walls and closed cul-de-sacs.

☐

#### KEY FINDINGS:

- The North Albuquerque Community contains unique assets that need to be preserved.
- There are no community centers to serve as meeting places for the community.

#### RECOMMENDED ACTIONS:

- Develop policies to preserve the valuable assets that set North Albuquerque apart.
- Encourage more trails and "shared" open space which encourages interaction.
- Encourage more connectivity among neighborhoods by designing more pedestrian-friendly streets and discouraging high walls which isolate neighbors from one another.
- Promote community competitions as a way of encouraging community involvement.
- Develop logos, signs, art work, landscape, etc. that identify the community and give the residents a sense of place.

## Transportation and Infrastructure

[ Goal 6 ] Adopt and pursue implementation of an economic revitalization strategy.

### NORTH ALBUQUERQUE TRANSPORTATION WORKPLAN

- Review all transportation plans and studies within the North Albuquerque Community to assure compatibility with community ideals.
- Develop a relationship with local transportation agencies and committees in order to provide input to current plans and studies.
- Develop a list of criteria that are necessary for successful transportation planning.
- Maintain a file of transportation-related issues to track trends and maintain consistency.

The North Albuquerque Partnership identified "transportation" as one of the community's main concerns. Transportation includes a variety of transportation-related issues including traffic, speeding, and safety. The Partnership developed a Transportation Workplan which attempts to address some of these issues (see inset at left).

The Partnership is actively pursuing these goals and has selected a representative to the Public Involvement Committee (PIC) which meets on a monthly basis to provide input to the Long Range Major Street Plan. A list of on-going plans and studies has been developed by the Partnership for further study as well as a list of transportation-related criteria that will be used as a baseline for all future studies in North Albuquerque.

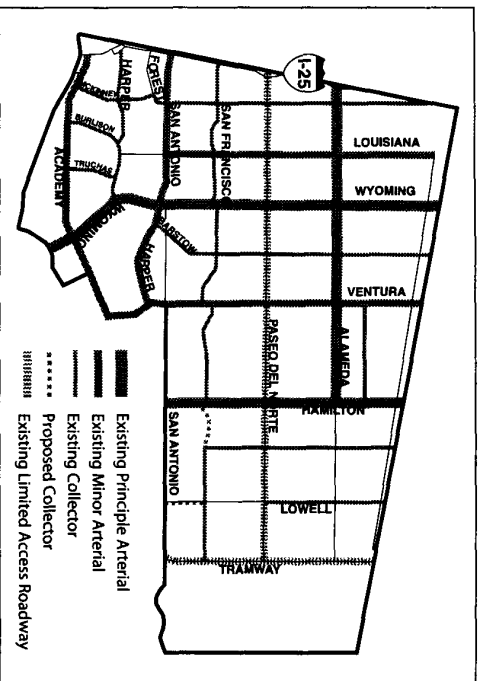
### ***Transportation Capacity***

A large part of the community is newly-developing and lacks adequate roads to support the increased demand brought on by increased pop-

ulation. The Albuquerque Progress Report identifies several intersections where there is poor intersection operation and delay. This particular problem is an indicator of growth and the limited capacity of the streets to handle the growth. Five intersections within the North Albuquerque Community are mentioned in the report: 1) Academy/Wyoming, 2) Academy/ Ventura, 3) San Mateo/Pan Am East, 4) San Mateo/McLeod, and 5) Osuna/I-25 east ramp.

The main east-west streets that serve the community are Paseo del Norte, San Antonio/ Harper, and Academy. These streets, as they are currently built, are operating at full or over capacity.

Paseo del Norte (PdN) is experiencing an explosion of traffic due to the increasing development in the surrounding area. It is scheduled to be widened from two lanes to six lanes from I-25 to Wyoming and from two lanes to four lanes from Wyoming to Tramway. Construction on this project began January 1998. Several members of the North Albuquerque Partnership are concerned that four lanes from Wyoming east to



*North Albuquerque Long-Range Major Street Plan*

Eubank will not be adequate to handle the traffic as a result of increasing development. New development does not stop at Wyoming and there is concern that going from six lanes to four lanes at Wyoming will create a bottleneck situation.

A Feasibility Study is underway for Paseo del Norte to determine the likelihood of becoming an expressway which would require interchanges at Wyoming, Ventura, and Eubank. The Study should be completed in 1998. After the study is completed, other types of analyses will need to occur (Environmental Impact Analysis, etc.).

Alameda Boulevard is being studied as a fourth major carrier of east/west traffic. The "Alameda East Corridor Study" runs along Alameda from I-25 to Eubank and then south to Paseo del Norte. The main purpose of this study is to evaluate transportation needs within the corridor and to investigate various alternatives which

could accommodate those needs. Questions of accessibility, alignment, and design are being considered in the study. The corridor will create opportunities for transit service and incorporation of trails and other non-vehicular elements. It is currently paved from I-25 to Barstow, but east of Barstow it is unimproved. This means motorists must use Signal Avenue if they want to continue in an east-west direction. Property owners along Signal have voiced concern over the amount of cut-through traffic that is occurring on their street and are in the process of working with Traffic Engineering to alleviate the situation.

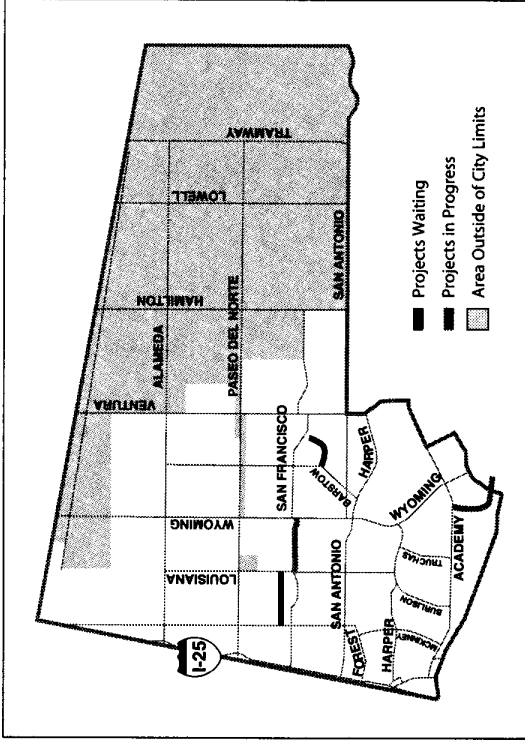
Most of the commercial services within the community are located along Academy. As a result, Academy experiences a high percentage of traffic congestion during peak hours. This problem is a consequence of growth and there are no immediate plans to address the situation.

While the major east-west streets are either being studied or planned, the north/south streets are not except for Eubank. Residents have expressed much concern over the lack of capacity of the north/south streets, especially Wyoming north of Paseo del Norte. Most of the north-south streets are two lanes without sidewalks or trails. With the widening of Paseo del Norte and the possible construction of Alameda, the lack of improvements along the connecting north-south streets becomes even more of an issue.

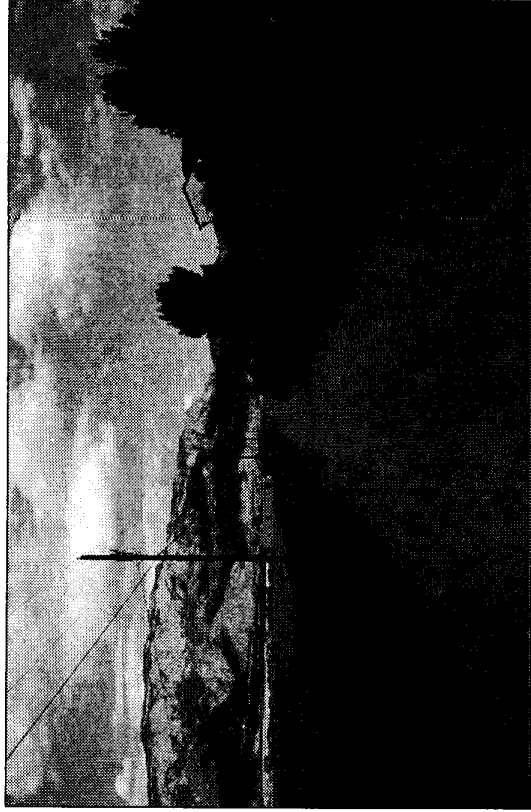
### **Traffic and Safety**

Speeding is consistently mentioned as a primary concern by all neighborhood associations as well as the North Albuquerque Partnership. There is concern for students who walk to and from school on undeveloped and unsafe streets. Many residents within the county who ride horses along the neighborhood's roads have also expressed concern for their safety. The general openness of the area combined with long straight roadways contributes to a number of serious traffic problems such as excessive speeds, neglect of stop signs, cut-through traffic in neighborhood areas, and general reckless driving. It is anticipated that these problems will continue to worsen as the area's population increases unless proper transportation planning measures are implemented.

Once Paseo del Norte and Alameda are improved, there is a strong likelihood that traffic and speed will increase along these streets. The Partnership has expressed much concern for children who will be crossing these streets to get to school or to the future community park on Wyoming. They have requested some type of



North Albuquerque's Traffic Management Program



Unimproved Roads

safety features at the major intersections along Paseo del Norte. Recently a traffic signal was requested for Alameda at the high school entrance. The signal study showed that Alameda, in front of the school, did not meet Federal Warrants for authorizing a signal. However, the school was on a list for school flashing beacons that have since been installed. Clearly marked crosswalks should be considered next to all schools regardless of the amount of traffic that occurs. It is also necessary to consider pedestrian-friendly elements of design along all streets to help lower the speed of the automobile and increase the safety of the pedestrian. The Neighborhood Traffic Management Program (NTMP) addresses speeding and traffic problems when neighborhood traffic attains high enough levels. Ongoing and proposed NTMP projects are

shown on the map to the left.

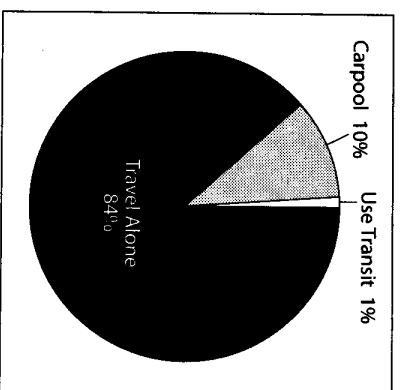
The County of Bernalillo has begun to address transportation issues by initiating the North Albuquerque Acres Transportation Study in the spring of 1996. The study will be completed in the spring of 1998 and will:

1. Identify the best locations for traffic calming devices (to control speed);
2. Develop a trails plan (to ensure pedestrian safety); and
3. Identify preferred pavement surfacing (to control dust).

As part of this study, a survey was distributed to every household in North Albuquerque Acres. When asked to name the most serious transportation problem in the entire community,

speeding was listed by 40 percent of all respondents. Residents were also asked to rate various traffic calming devices. Speed humps received the highest positive response (56%) of any of the traffic calming devices. Early in the summer of 1997, the County installed a variety of traffic calming devices throughout the community to assess their potential for slowing down traffic. "Before" and "After" speed and volume data have been collected to show the devices' capabilities. The County has also completed The North Albuquerque Acres Pedestrian Plan which identified walking routes for those students who walk to and from Double Eagle Elementary. The Plan recommends grading on the side of the street closest to the school to provide paths for the students to walk along.

Night driving along Paseo del Norte, east of



Commute to Work (Source: 1990 Census)

Wyoming is hazardous. The street does not contain street lighting and at times it is difficult to distinguish the lanes. Safety reflectors should be considered for safe lane driving east of Wyoming.

## Public Transportation

The community lies in the far northeastern region of the city and is not near any major employment or commercial centers. This distance from urban activity requires more reliance on the automobile. The Community Services Map in the appendix shows the limited bus routes that serve the area. The North Albuquerque Partnership has expressed a desire to promote mass transit in the area, however, the following table shows that only one percent of the North Albuquerque Community actually uses public transportation as a means of getting to work.

There are probably any number of reasons why public transportation is not used more often

but some of the most often heard complaints from citizens is that public transportation is not convenient and is time-consuming. The buses do not run late enough in the evening for those citizens who must work late hours nor do they stop frequently enough. Several efforts are underway that could encourage ridership which include:

1. Councillor Bregman has introduced legislation to expand Transit's hours of operation;
2. The City is pursuing the establishment of a Regional Transit Authority which would provide an increase in transit service through a variety of methods; and
3. The Planning Department is encouraging compact development in order to bring services, shopping, work, and recreation closer to neighborhoods which would cut down on travel time.

The draft Regional Transit Service Plan proposes a Park-and-Ride on San Antonio within the median, between San Pedro and Louisiana and a Neighborhood Bus Center at Wyoming and San Antonio. Currently, there is no transit service in the unincorporated portion of the community.

## Sewer and Water

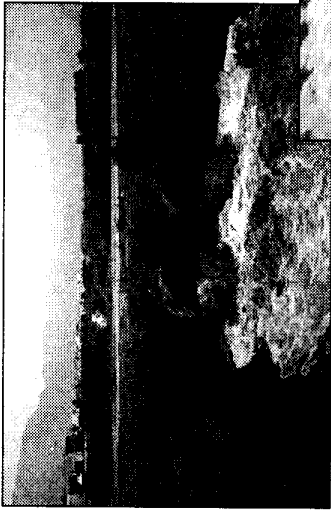
A large percentage of the community is served by private wells and septic systems. Currently, a property owner within the city or county can be granted a permit to install a septic tank if there is no sewer service within 200 feet. Growing concern of the proliferation of private water/sewer systems is an important element of the

Groundwater Policy and Protection Plan and evaluations are being developed. The "Alameda Trunk" area along and north of Paseo del Norte will continue to see much growth and new water facilities will be needed. A major obstacle will be the resolution of land use planning issues between the City and County such that low density development can be preserved (County) yet public water made available. A prior Council resolution put a moratorium on building some of these water facilities until the City/County land use issues could be resolved.

The depth to ground water is much greater in this area of the city which leads many area residents to think that the private utility systems in North Albuquerque Acres do not pose an environmental threat to the ground water. Several studies have been conducted to test this theory which have resulted in nonconclusive findings. Several other measures are underway to deal with the threat of groundwater contamination and are listed below.

### CURRENT MEASURES FOR PROTECTING GROUNDWATER

- A joint City/County funded study is currently being conducted to determine the effects of private utility systems on the quality of the water. The Waste Management Education and Research Consortium is conducting the study which should be completed by the summer of 1998.
- The City Water Works Department is planning to introduce a bill to the State Legislature this session that would prohibit drilling of wells within the city limits.
- Bernalillo County is discussing the feasibility for providing utility service to those areas of the county that are not currently served by public utilities.



Example of Natural Arroyo



Avulsion

#### KEY FINDINGS:

- The community is newly-developing and lacks adequate paved roads.
- The major transportation issues are: traffic congestion, traffic speed, undeveloped streets, cut-through traffic, and fear for pedestrian safety.
- Paseo del Norte does not contain street lighting and at night it is difficult to distinguish the lanes.
- A large percentage of the community is served by private wells and septic systems that raise public health and environmental concerns.
- Uncontrolled surface drainage creates flooding conditions when major storms occur.

#### RECOMMENDED ACTIONS:

- Continue to review and update the North Albuquerque Partnership Transportation Workplan.
- Develop inventory of streets that have the highest need for traffic calming devices.
- More transportation choices need to be developed and improved.
- Provide utilities within City limits.
- Establish a Joint Powers Agreement between the City, County, and AMAFCA to control the avulsions that are occurring in the northern part of the community.

### Drainage

The area north of Paseo del Norte was platted in 1930 into one acre lots that disregard topographic features and drainage patterns. Many of these "paper" lots are located within the floodplain. The increased level of development has increased concern with drainage issues. When a major storm occurs, the water may have the potential to jump out of the natural channels and causes a flooding situation. The point at which the water jumps out is called an avulsion. AMAFCA has identified these avulsions and is working with the City and the County to try to control them. Currently, neither the City, County, or AMAFCA have taken responsibility for controlling the avulsions for budget and jurisdictional

reasons (i.e. one major avulsion is on Sandia Pueblo and Forest Service land). It may be necessary to develop a Joint Powers Agreement between the City, County, and AMAFCA to control the avulsions in order to assure a safe drainage system throughout the community.

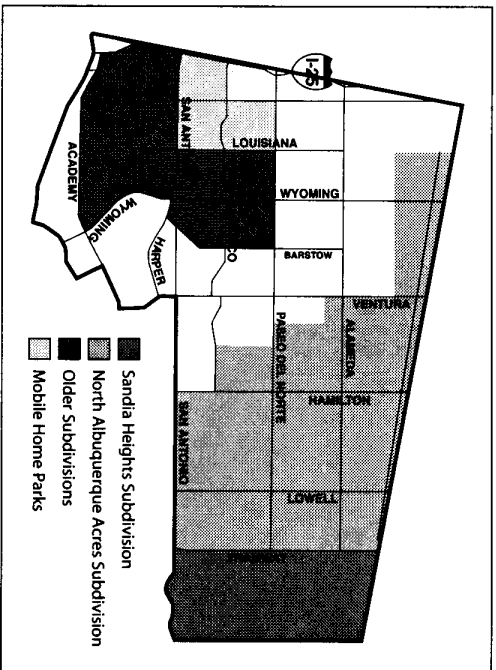
Both the City and the County are conducting separate drainage studies to develop a process for dealing with the drainage issues. The city has completed its study which includes the area north of Paseo del Norte between I-25 and Ventura and which will be included in the La Cueva Sector Development Plan. The County has begun its first phase of study which includes the area north of Paseo del Norte between Eubank and the Cibola National Forest. The second phase will include the area between Ventura

and Eubank. In order for both studies to be viable solutions for drainage, they assume the avulsions will be controlled. Both studies will make recommendations for crossing structures, right-of-way acquisition, trail accommodations, and treatment of arroyos.

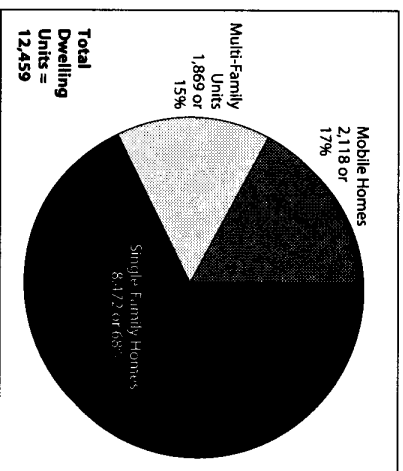
Channel lining seems inevitable for the major arroyos as the area develops. This is due not only to the City drainage criteria for arroyo crossings at arterials, but also because of the desire of the land owners to reclaim land from the floodplain. For the most part, however, storm drainage will be contained in storm pipes along major streets. The Paseo del Norte widening project includes \$700,000 for drainage improvements. □

## Housing

[ Goal 1 ] Enhance the basic social contract by enhancing the lives of youth and seniors, supporting the family, fostering and maintaining stable neighborhoods and providing affordable housing.



North Albuquerque Subdivisions



Inventory

(Source: 1990 Census)

### Housing Stock

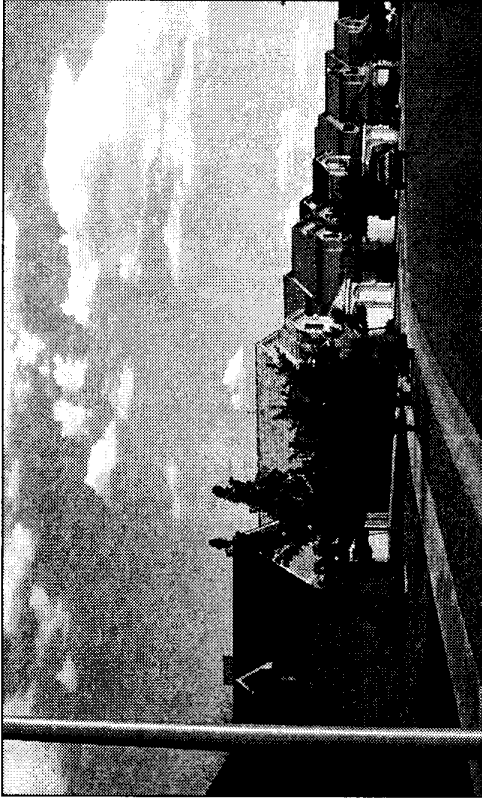
For the most part, the housing stock in the community consists of large, single family homes located within major subdivisions. According to the 1990 Census, ninety seven percent of the total homes are less than 20 years old. A high percentage of these homes are greater than 1800 square feet and have modern amenities. More than 75% of these homes are owner-occupied, which is the highest percentage of owner-occupied housing compared to the other communities.

Sandia Heights Subdivision, located east of Tramway Boulevard, was developed in the late 1960s. This subdivision consists of large homes on 1/2 to one acre lots and are on private wells and septic systems. Closer to Tramway, the residential density increases while the size of the homes decreases.

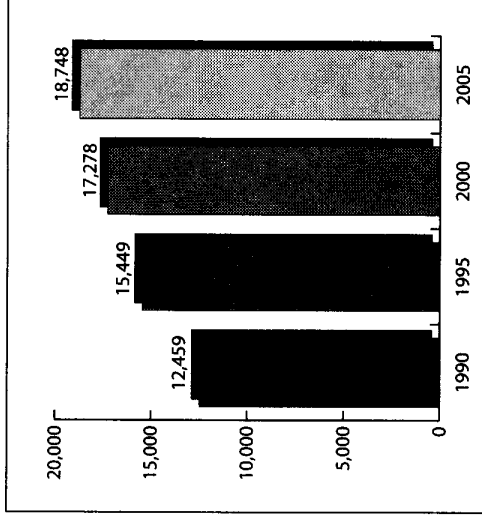
West of Tramway Boulevard to the municipal limits is the North Albuquerque Acres Subdivision. This area is subdivided into one-acre lots which is held in multiple ownership. As a result, most of the homes are stand-alone and

custom-built and are not part of a larger subdivision. Most of these homes are less than 10 years old and are mostly greater than 2500 square feet in size. This area is zoned A-1 which allows livestock. As a result, many homes contain accommodations for equestrian activities.

West of Ventura and south of Paseo del Norte, the homes are somewhat smaller and older. Most of these homes were built in the 1970s and are more moderately priced. The subdivisions in this area are separated from each other by major streets and high walls.



*Example of Existing Housing Stock*



*Dwelling Units (Source: 1990 Census and Urban Growth Projections from Planning Department)*

Year	Units
1990	12,459
1995	15,449
2000	17,278
2005	18,748

*Housing Stock  
(Source: 1990 Census and Urban Growth Projections from Planning Dept.)*

North of San Antonio and west of Louisiana are several mobile home parks that have been in existence since 1970. These homes provide alternatives to the traditional homes and contain public parks and amenities.

Fifteen percent of the total housing stock is taken up with multi-family housing. Most of this type of housing is located in the southwestern part of the community. Since 1990, several multi-family housing projects have been constructed in the southern part of the community and a new one is getting under way at Paseo del Norte and Wyoming. These new apartment complexes are designed for "high end" living and do not offer mixed affordable units.

There is only one city-operated public housing facility (59 units) located on Forest Hills Drive, and no public housing facilities for seniors.

### ***Housing Activity***

The North Albuquerque Community is the third fastest growing community in the City. Between January 1, 1996 and June 30, 1997, 817 building permits for new construction were issued by the City. Most of this new construction is concentrated in the Quintessence Subdivision and in the area north of Paseo del Norte between San Pedro and Wyoming. It is anticipated that once the Paseo del Norte widening project is completed

ed and the La Cueva Sector Development Plan is approved and adopted, construction will take off at an even higher rate.

### ***Affordability***

Both owners and renters in this area have higher incomes and the portion of their incomes which pay for housing costs is not as great as in other parts of the city.

The U.S. Department of Housing and Urban Development currently defines 30 percent of gross income as the base measure of housing affordability. Housing that requires more than 30 percent of income is considered "unaffordable".



In North Albuquerque, housing costs exceed 30 percent of household income for only 32 percent of the renters and 17 percent of the homeowners which is the lowest proportion in the City compared to the other communities.

For the month of October, 1997, the Multiple Listing Service of The Albuquerque Board of Realtors listed the average selling price of a home in the metropolitan area as \$143,622. The average selling price for a home in the North Albuquerque Community is greater than \$200,000. The reason for the higher average selling price, however, is because the majority of homes that are being sold tend to be in the northeast section of the community which are newer and bigger. Many of these homes range between \$200,000 and \$500,000. South of Paseo del Norte and west of Ventura, the homes are older and smaller and sit on smaller lots. These homes range between \$100,000 and \$200,000. (Source: *Albuquerque Board of Realtors*) ☐

#### **KEY FINDINGS:**

- The North Albuquerque Community is the third fastest growing community in the City.
- 97 percent of the housing stock is less than 20 years old.
- The North Albuquerque Community has the highest percentage of owner-occupied housing (75 percent) compared to the other Planning Areas.
- Housing costs exceed 30 percent of household income for only 17 percent of the homeowners and 32 percent of the renters which is the lowest proportion in the City.
- Housing costs continue to rise due to increasing land prices and a strong desire to live in this community.

#### **RECOMMENDED ACTIONS:**

- Need to increase number of affordable homes throughout the community.
- Need to encourage diversity in housing types.

[ Goal 3 ] For infrastructure, equitably balance new construction, maintenance and repair.

### Recreational Facilities and Programs:

- Neighborhood Tennis Courts: Arroyo del Oso, Sister Cities, Loma del Norte, La Cueva High School
- Soccer Game Fields: Arroyo del Oso, Sister Cities, Heritage Hills, Loma del Norte
- Trails: Pino, Domingo Baca, Tramway, La Cueva
- Golf Course: Arroyo del Oso

### Cultural Facilities & Programs:

- Future Harper/Barstow Branch Library
- Museum's Magic Bus Tour: all elementary schools
- Arts in the Parks
- Bi-Weekly Bookvan stop at North YWCA and Brentwood Gardens Senior Residence

- Library's "1,2,3 Literacy" Program: Bright Beginnings, YWCA, Hoffmamtown Church Pre-School
- Explora's outreach "Patterns Kits: Double Eagle Elementary School
- Bio Van: Hope Christian, Dennis Chavez and Arroyo del Oso Elementary Schools
- Zoo To You: Hope Christian, E.G. Ross, Albuquerque Academy, and Arroyo del Oso Schools

### Recreation Outreach Programs:

- Tennis lessons at Arroyo del Oso courts
- National Junior Tennis League at Sister Cities Park
- Bicycle Safety Rodeo at Dennis Chavez and E.G. Ross Elementary Schools

## Parks

Parks are a key component of our City's infrastructure and add significantly to the community's quality of life. They serve as gathering places for the local population and provide visual relief from the built environment. Parks in the North Albuquerque Community include the 32 acre Arroyo del Oso Community Park, adjacent to a 250 acre City golf course; Heritage Hills Park, another 30 acre Community Park; North Domingo Baca Park, a developing Community Park; and a variety of Neighborhood Parks, including Loma del Norte, which is over 10 acres and provides a diverse range of recreational

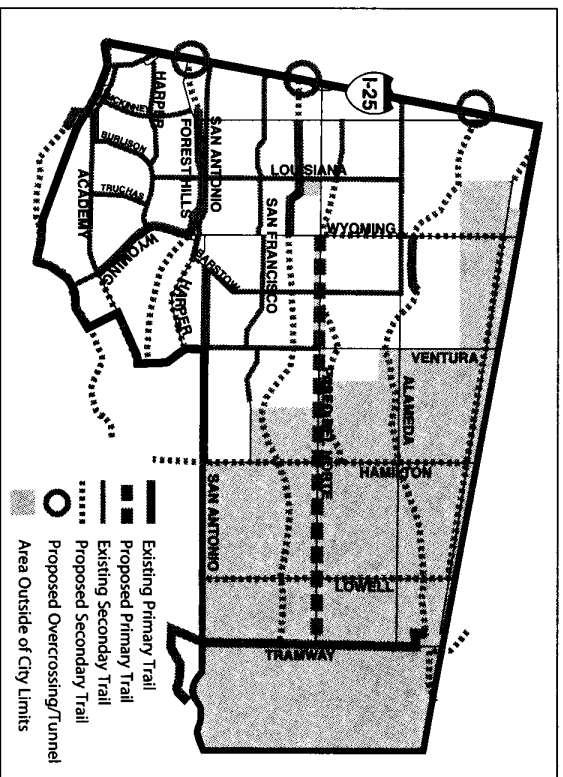
opportunities; and several new smaller Neighborhood Parks such as Rotary Park at Heritage East, which offers breathtaking views to the west mesa. (Refer to Community Services Map in the Appendix)

In the City, the North Albuquerque Community Planning Area contains:

- **9 Neighborhood Parks** (3 of which are undeveloped)
- Of the 40 acres of neighborhood parks, 33 acres are developed and individual park sizes range from less than 1 to 11 acres.

TYPE OF FACILITY	CURRENT CITY SERVICE LEVEL	N. ALB. COMMUNITY SERVICE LEVEL
Neighborhood	1.3/1,000 people	1.25 acre/1,000 people
Community	2 acres/1000 people	2.28 acres/1,000 people
Regional	4.2 acres/1,000 people	7.8 acres/1,000 people
Swimming Pool	1 pool/33,500 people	no pool

- Facilities found in Neighborhood Parks include: 5 play areas, 3 game fields, 3 jogging paths, 6 tennis courts, 2 full basketball courts, 1 half basketball court, and 1 par course.
- **3 Community Parks** (1 of which is undeveloped)
- Of the 73 acres of Community Parks, 48 acres are developed and sizes range from less than 9 to 31 acres.
- Facilities found in Community Parks include: 2 play areas, 6 game fields, 1 jogging path, 6 unit tennis courts, 1 half basketball court, 1 Regional Park, 1 golf course
- **Trails:** La Cueva Arroyo, North Domingo Baca, South Domingo Baca, Pino Arroyo, Tramway



*Trails and Bikeways Facility Plan - Trails Existing and Proposed*

The County offers additional facilities in the North Albuquerque Community Planning Area including one Community Park and two Neighborhood Parks.

Residents of the community often mention that there are not enough parks, however, the following table indicates that compared to the rest of the city, the North Albuquerque Community has their fair share of neighborhood and community parks. (Source: *Albuquerque Sustainability Indicator Report, August, 1997*)

The service levels are based on the 1990 Census and only on parks that are within the city limits. If projected population figures for 1997 (40,000) are used and County parks are included, the current North Albuquerque Community Service Level for neighborhood parks drops to 1.12 acre/1000. If the community continues to

grow as data indicates, there will be a need to plan for more parks in the area north of Paseo del Norte.

### ***Trails and Open Space***

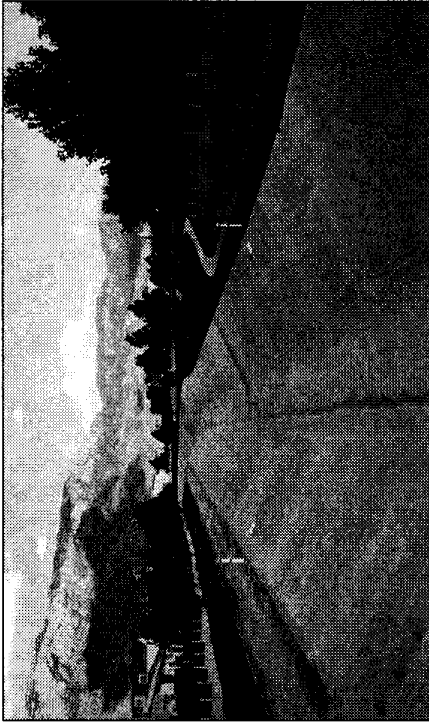
Two plans have been adopted which guide the development of trails and bicycle facilities in Albuquerque: the Trails & Bikeways Facility Plan and the Bikeways Master Plan. To guide the acquisition and development of Open Space, the Open Space Facility Plan is in the process of adoption (completion expected in mid 1998). The North Albuquerque Partnership identified trails and open space as important amenities in the community that need to be expanded and maintained. One deterrent to trails, however, is that most residents want them kept alongside the streets and not through the neighborhoods.

There is a fear that trails bring unwanted foot traffic and possible illegal activities. Most of the trails are built alongside arroyos but these only run in an east-west direction. The major north-south streets are spaced one-half mile apart which is considered to be too great a distance for the average person to walk. The draft La Cueva Sector Development Plan is proposing more mid-block north-south connections so that children do not have to walk along major streets to get to school, etc.

Most of the land north of Paseo del Norte within the city limits is zoned RD which requires dedication of 2400 square feet of open space for every dwelling unit that is built. As the area develops, this open space dedication can be met along the major arroyos running through this area. This is one way of maintaining the open space that is considered precious to this community.

### ***Recreational Programs***

Youths in the community have had several opportunities to express their needs through a series of workshops that were held throughout the year. Swimming has been identified as the most popular summer activity by children under 15. Many of the youths who come from single parent families whose parent works in the evening, expressed a desire to have somewhere to go that is safe and neighborly where one can do their homework or play games or just talk. It didn't have to be nicely furnished or brand new, just someplace that the teens could feel safe and comfortable. Currently, the community lacks both a swimming pool and a teen center or community center that could offer youths recreation, peer support, and maybe even some jobs. A



Trail along La Cueva Arroyo

#### KEY FINDINGS:

- Compared to the rest of the city, the North Albuquerque Community has a fair distribution of neighborhood and community parks.
- Population projections for the community indicate a need to plan for more parks north of Paseo del Norte.
- The community lacks both a swimming pool and a teen/youths recreation center that could offer youths recreation and peer support.
- "Open Space" is important to the community.
- Most off-street trails run in an east-west direction and lack north-south connections.

#### RECOMMENDATIONS FROM:

- **A draft of the La Cueva Sector Development Plan:**
  - Need to plan for more parks in the area north of Paseo del Norte with pedestrian access.
  - Provide more north-south trail connections between the major north-south arterials.
  - Maintain R-D zoning to preserve open space.
- **The North Albuquerque Partnership:**
  - Examine the need for child care and after school and summer activities for the children of the community.
  - Increase youth involvement in Community Planning to explore options for providing better youth services.
  - Gain a better working relationship with APS to utilize the schools for youth programs.

Master Plan is being developed for the North Domingo Baca Community Park which will address the feasibility of some of these facilities. Public meetings regarding the master plan will begin in late spring of 1998.

#### ***Current and Upcoming Projects***

The 1/4 cent open space tax should fund the development of two parks: North Domingo Park and Arroyo del Oso Park. The tax may also fund the purchase of additional open space along the South Pino and the La Cueva Arroyos. Other projects recently completed, currently in progress or

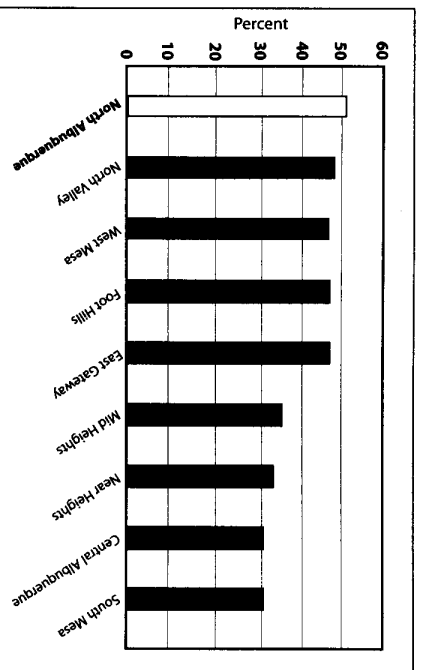
recently funded in the North Albuquerque Community include Arroyo del Oso Elementary School Joint Use, Arroyo del Oso Park Bridge, Barstow Park Phase I (\$120,000), North Domingo Baca Master Plan (\$100,000), and Vineyard Estates Park Phase I (\$200,000). A new library at Harper and Barstow has also been funded (\$350,000) and is expected to open the summer of 1998.

#### ***Next Steps in Park, Open Space and Trail Planning:***

Currently in progress is the development of a Public Information Document describing exist-

ing park, open space and trail facilities by individual Community Planning Areas. The document will include general information about the park, open space and trail development processes and related issues including general cost information and typical funding sources. Upon completion of this document, a more detailed planning process will proceed within each community planning area. Meetings will be held with individual community planning partnerships to gather public input about existing park, open space and trail facilities as well as to determine future needs within each area. □

[ Goal 2 ] Improve public safety services.



Residents who feel "very safe" in their neighborhoods

In 1996, the Albuquerque Police Department and the University of New Mexico's Institute for Social Research collaborated to collect information regarding people's perceptions of crime and safety by surveying each Community Planning Area. The following graph shows that North Albuquerque residents feel safest in their community compared to the other communities.

One reason for the higher perception of safety could be because there is a strong correlation between a feeling of safety and the understanding of the proper role of the police and what to expect from police services. The District Four Coalition and the Neighborhood Associations are very active in educating the community about police services and also provide opportunity for involvement with the police.

There is also a direct link to citizen's perception of safety and the actual crime rates in the citizen's neighborhood. Compared to the rest of the communities, the North Albuquerque Community experiences a lower crime rate in all crimes except burglary. (Source: *AGIS data*) In a separate survey conducted by the Community Planner in the early part of 1997, many residents stated that they chose to live in the North Albuquerque area because of the lower crime rate and the friendliness of the people.

Community Oriented Policing led to the formation of a Community Oriented Police Steering Committee. This committee was formed over a year ago to serve as the liaison between the APD Administration and the community. Ideally, one person from each community volunteers to serve

on this committee which meets once a month to connect APD policies with community needs. The North Albuquerque Community does not have a representative on this committee and thus lacks the connectivity with the Police Department.

### Inventory of Facilities:

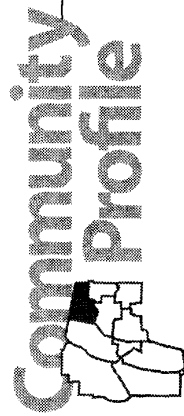
- John Carillo Memorial Police Substation at Wyoming & Osuna
- Fire Station # 15 at Academy & Burlison
- County Fire Station on Paseo del Norte, east of Eubank
- Sheriff Station at Paseo del Norte and Eubank
- Proposed Fire Station #20 and APD Substation at Louisiana & Signal (recently funded \$1,300,000)

### **KEY FINDINGS – The North Albuquerque Community:**

- Feels safest in their neighborhoods.
- Experiences a lower crime rate in all crimes except burglary.
- Does not have a representative on the Community Oriented Police Steering Committee.

### **RECOMMENDED ACTIONS:**

- Select representative from the North Albuquerque Partnership to be on the Community Oriented Police Steering Committee.



## Commercial, Business, and Job Development

[ Goal 6 ] Adopt and pursue implementation of an economic revitalization strategy.

The North Albuquerque Community contains a total of 9227 acres. Of this total, approximately 290 acres is devoted to commercial uses and 92 acres is devoted to industrial uses. (Source: *AGIS Land Use Data*) This means that less than 5% of the total land is being used for commercial purposes. As a result, most residents work and shop outside of the community. The commercial uses are mostly located in shopping centers located at San Antonio & Wyoming, Academy & Wyoming, and San Mateo & Academy. The industrial uses are located along the I-25 corridor.

The eastern portion of the North Albuquerque Community falls under county jurisdiction and is zoned A-1 (one dwelling unit per acre). Many residents in the county have expressed a desire to remain "rural" and do not want commercial development, however, the County recognizes that commercial development is necessary to sustain the ever-growing community. They have begun developing the Paseo del Norte Commercial Corridor Study which will identify suitable sites for commercial activity along the corridor.

The La Cueva Sector Development Plan is also underway for approximately 700 acres surrounding La Cueva High School. This plan will

identify land uses within the plan area. The North Albuquerque Partnership has reviewed the land use scenarios that have been developed thus far and have expressed a desire to expand neighborhood commercial use throughout the entire plan area to promote neighborhood vitality. This idea supports the Comprehensive Plan which stresses a need to promote "functional" communities by encouraging commercial activities within walking distance of neighborhoods.

Year	Total Jobs
1995	12,577
2000	14,924
2005	16,105

### Jobs

(Source: *Urban Growth Projections, Planning Dept.*)

For the year 1995, the total number of jobs in North Albuquerque was 12,577 which represents 4% of the total jobs in all of the communities. The Urban Growth Projections Report indicates that this number will not increase significantly over the next few years. The North I-25 Sector Development Plan recognizes the potential of the I-25 Corridor for providing jobs for residents of the community. Several zone changes from industrial to residential use have occurred along this corridor,

however, that threaten this potential. If this trend continues, the residents may lose the opportunity to live and work within the same community. The North I-25 Sector Plan should be reviewed to analyze the encroachment of residential zoning against the IP zoning and to reinforce the potential for job creation. □

### KEY FINDINGS:

- There is a lack of retail and employment centers in the community which means most residents work and shop outside of the community.
- Several zone changes have occurred along the I-25 Corridor that threaten the potential for job creation.

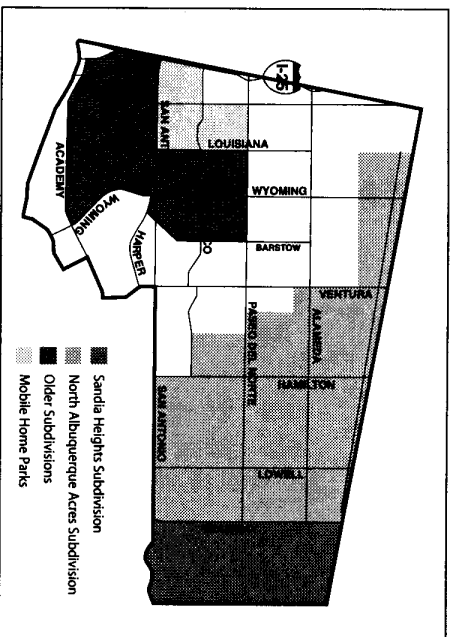
### RECOMMENDED ACTIONS:

- Encourage more neighborhood commercial development with pedestrian access.
- Review the North I-25 Sector Development Plan to analyze potential for commercial and industrial development.

[ Goal 5 ] Increase environmental protection and resource conservation.

[ Objective 2 ]

Execute a ground-water Joint Powers Agreement between the City and County; adopt city ordinance that regulates septic tank use; and assess septic tank impacts in Sandia Heights and North Albuquerque Acres.



North Albuquerque Subdivisions

### Water Quality

Septic systems and private wells raise public health and environmental concerns. A large percentage of the community is served by private wells and septic systems. Because the depth to ground water is much greater in this area of the city compared to the valley regions where there is also a high number of private wells and septic tanks, the perception is that the private utility systems in North Albuquerque Acres do not pose an environmental threat to the ground water. This is not necessarily the case since the ground above the water table consists of course-grained sedi-

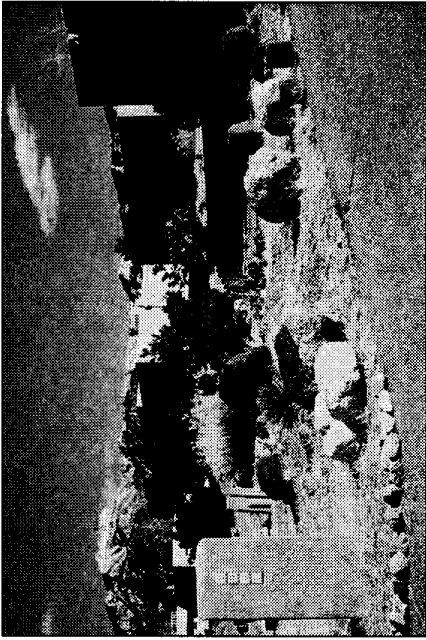
ments which allow for rapid transmittal through the subsurface to the water table. A joint City/County funded study is currently being conducted to determine the effects of these private systems on the quality of the water. The Waste Management Education and Research Consortium is conducting the study and it should be completed by the Spring of 1998. The installation of water and sewer services would provide the most expedient and broad-based public health protection to residents of the area.

### Air Quality

There are many miles of unpaved roads in the North Albuquerque Community. Problems with particulate matter are worsening with increased development. The problems are aggravated by a high degree of off-road vehicle use in unfenced areas. In September, 1996, a written survey was distributed to every resident in the North Albuquerque Acres Neighborhood Association which asked residents to rate transportation concerns. Traffic-related dust was rated as the #2 concern for all residents.

### Illegal dumping

The North Albuquerque Community lies in the far northeastern reaches of the city and contains forty percent vacant land. It is not densely populated and has a large amount of construction going on. This situation tends to encourage illegal dumping in areas that are not yet inhabited. There is no way to monitor the types of materials that are being dumped and this could pose a hazardous situation.



*Example of Natural Landscaping*

#### KEY FINDINGS:

- A large percentage of the community is served by private wells and septic systems that raise public health and environmental concerns.
- Unpaved roads in the North Albuquerque Community are causing problems with particulate matter.
- Illegal dumping is posing a health hazard since there is no way to monitor the types of materials that are being dumped.
- Homes in North Albuquerque Acres and Sandia Heights have some of the highest recorded levels of radon in the Albuquerque/Bernalillo County area.

#### RECOMMENDED ACTIONS:

- Need to determine the effects of septic systems on the quality of water.
- Look into stabilizing the roadways that cannot be immediately paved.
- Consider fencing or berming in areas that invite off-road use.
- Educate the community regarding the hazards of plague and radon.

### Radon

Bernalillo County as a whole has been rated by the Environmental Protection Agency as a Zone 1 county, which means the average closed building radon measurements are expected to be above the normal EPA action level. Homes in North Albuquerque Acres and Sandia Heights have some of the highest recorded levels of radon in the Albuquerque/Bernalillo County area. Every effort should be made to incorporate radon-resistant construction techniques in homes being built in these areas. For existing homes, residents should be encouraged to test their homes. The Environmental Health Department sponsors

the sale of at-cost radon testing devices to residents of the City and County, and plots the radon results on the GIS system.

### Plague

North Albuquerque Acres and Sandia Heights are known as plague-endemic areas. Several plague-infected cats and rodents have been identified from the area. No human infections have occurred, but that possibility exists, particularly as population increases along with the increase in suitable rodent habitat brought about by human activity. Horse stalls, gardens, sheds, compost and wood piles all provide excellent

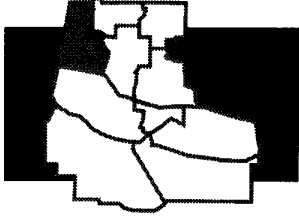
rodent habitat. There is a continued need for Plague surveillance and public education activities in the area.

### Resource Conservation

The North Albuquerque Community contains a high percentage of vacant land that is landscaped with native grasses and shrubs. This native vegetation helps prevent erosion of the landscape and identifies the area. Every effort should be made to preserve the natural vegetation which uses less water than "foreign" vegetation and is also low maintenance. □



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## **Summary of Partnership Issues**

## **The North Albuquerque Community's Priority Issues**

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# Summary of Partnership Issues



The North Albuquerque Planning Partnership began meeting during the summer of 1996. Much of the initial work of this group dealt with developing a "S.W.O.T." analysis, identifying the Strengths, Weaknesses, Opportunities, and Threats for the area. These first steps were carried out by a core group consisting of the City Councillor, Principal of La Cueva High School, a representative of the development community, APD officer from NE Area Command, and neighborhood representatives from the District 4 Coalition. The results of the S.W.O.T. analysis are listed below:

## S.W.O.T. Analysis

(per the North Albuquerque Partnership)

### Strengths:

- views
- community support/innovative
- because of newness, it is easy for people to get involved

- newcomers bring varied experiences/added enrichment
  - good, new schools
  - family-oriented area
  - safe environment
  - pro-active coalition
  - opportunity to work collaboratively with County
  - vacant land provides opportunities for planning recreational facilities
  - open environment promotes lots of activity/chance to meet neighbors
  - rural ambiance promotes rural/recreational interaction
  - unique facilities: Tram, Sandia Mountains, Albuquerque Academy
- Weaknesses:**
- poor surface drainage
  - lack of utilities
  - lack of parks/open space facilities
  - lack of programs in the parks and schools
  - lack of community facilities (swimming pool, senior center, community center)
  - transportation planning not keeping up with development

- lack of public transportation
  - lack of communication from City regarding street improvements
  - speed limits on Ventura are too high
  - lack of parking at La Cueva High School
  - lack of coordination with APS
  - lack of safe pedestrian walkways
  - lack of police protection
  - lack of fire protection
  - inadequate number of fire fighters in the area
- Opportunities:**
- La Cueva Sector Development Plan will establish strategies to accomplish the goals and objectives for this area: opportunity for community input
  - arroyo system: opportunity for trails and open space which will link the community
  - North Domingo Baca Dam/Park: opportunity for multi-purpose recreational use
  - vacant land: opportunity for consolidation of services such as Fire, Police and Community Services that transcend all barriers
  - Coronado Airport: opportunity for business and employment

- I-25 Corridor: zoning provides opportunity for employment
  - Alameda Corridor: opportunity for development of recreational activities/trails
  - Sandia Reservation: provides open feeling to the north
  - Community Planning boundary: opportunity to work with the County on community-wide issues
  - Paseo del Norte Commercial Corridor Study: opportunity to prevent strip commercial and to allow for orderly commercial development
  - Albuquerque Academy: opportunity for community involvement
- Threats:**
- slow emergency response time: 25 minutes for rescue to La Cueva High School from Station 16
  - possibility of Paseo del Norte becoming a freeway: will divide the community
  - continuous approval of septic tank permits in area: could pose public health and environmental concerns
  - increase in development brings an increase in traffic: pedestrian safety becomes an issue

After several months of listing and discussing the issues, the Partnership prioritized the issues into three main categories: Land Use and Development, Transportation Related, and Recreation. Regarding land use, the Partnership decided that they wanted to be closely involved with the La Cueva Sector Development Plan. They have provided input to the land use aspect of the Plan and they will review the final draft and provide comments. The Partnership has also made several recommendations regarding development such as:

- expand the Notification Process to include the Partnership;
- allow the Partnership to provide comments for large development cases;
- allow the community planner to provide comments for large development cases on behalf of the Partnership; and
- become more familiar with the Development Process.

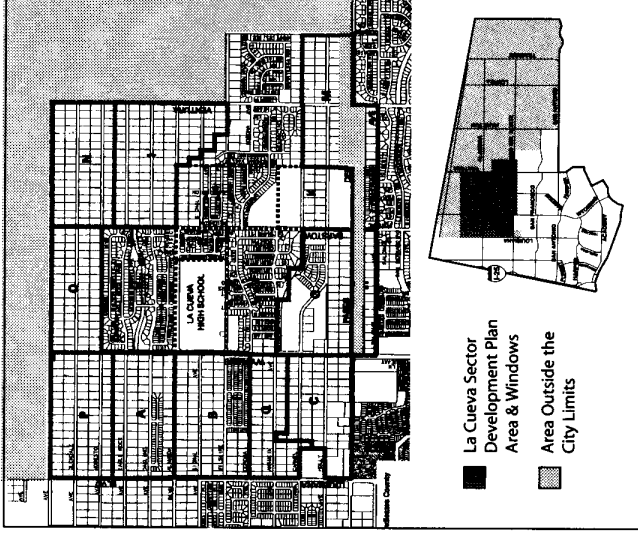
The Partnership identified "transportation: as the second major concern in the community. Transportation issues include inadequate roads, traffic congestion, noise and air pollution, speeding, and lack of pedestrian safety. The Partnership developed a Workplan which is discussed further in the following section, Priority Issues and Recommended Actions.

The Partnership identified the lack of community activities for youths and seniors as the

third priority issue. They felt that inactivity breeds loneliness and could even spell trouble for some youths. They offered several suggestions to deal with the issue such as:

- increase youth involvement in Community Planning;
- examine the need for child care and after-school and summer activities for the children of the community;
- gain a better working relationship with APS to utilize the schools for youth programs; and
- provide a swimming pool and community center, preferably in the North Domingo Baca Park. ☐

# Priority Issues



*La Cueva SDP Boundaries, and Windows*

The methods utilized in determining the main issues facing the North Albuquerque Community include: various agency data, census data, the La Cueva Sector Development Plan, the North Albuquerque Partnership SWOT Analysis (strengths, weaknesses, opportunities, threats), results of surveys administered to various Neighborhood Associations throughout the community, and ongoing communication with area residents. As a result, the following issues have been identified as high priorities:

## ***Land Use and Development***

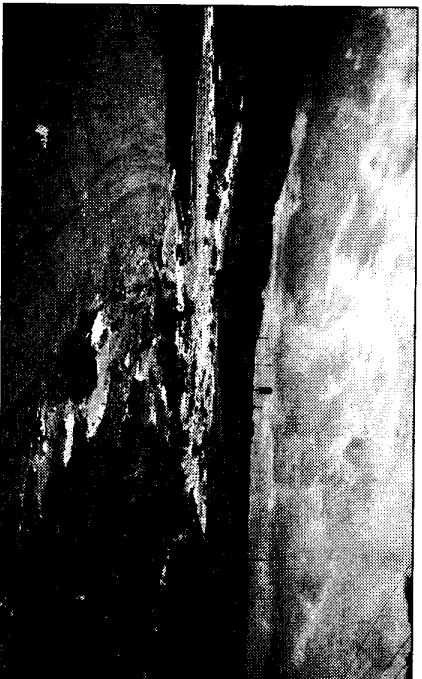
**ISSUE 1A:** The City is conducting The La Cueva Sector Development Plan for the recently

sary to provide the infrastructure. Assembly and replating of the existing one-acre lots is necessary to increase density, to achieve a desirable mix of land uses, and to guarantee dedication of land for the infrastructure.

**RECOMMENDED ACTION:** *Consider the Establishment of Special Assessment Districts (SADs) within each "window" of the La Cueva Sector Plan as development occurs.*

Currently, the City has limited funding to construct the major infrastructure in the La Cueva Sector Plan Area. If current developments trends continue, it will hinder improvements in those areas most efficiently used for flood control. As a result, flood control systems will be located on lands that require extra construction and expense to become suitable for flood control facilities. Establishment of SADs in this area has been mentioned on numerous occasions over the last 20 years as a way of getting the major improvements built. It will take fiscal commitment from the City to get this accomplished but if left entirely to the private sector, the improvements may not get built which could pose long-term hazards. If the City truly believes this area of the city is suitable for urban development, then it should consider the establishment of SADs within each "window" once 51 percent of the land within a window is assembled. Assessment should be based on the ultimate replating of lots within the window and

annexed 700 acres that surrounds La Cueva High School. The plan will establish a framework to provide a mix of land uses appropriate to the area and to designate responsibility for developing the infrastructure. Platting and ownership patterns within the sector plan area prohibit urban development from occurring and specifically, the installation of infrastructure. The current development pattern consists of one-acre lot development in a scattered pattern or mini-subdivisions that have managed to consolidate several one-acre parcels. Lots that touch arroyos or streets may not be included in development schemes as a way of avoiding large infrastructure costs. This type of development cannot continue to occur because it limits the chances of getting the easements that are neces-



Avulsion

not on the current one-acre lot layout. This is necessary to remove existing platted local streets and to change the zoning patterns.

**ISSUE 1B:** Another major constraint in developing the vacant land surrounding La Cueva High School is the lack of control of water that runs along the natural arroyos from the mountains. When a major storm occurs, the water may have the potential to jump out of the natural channels and causes a flooding situation. The point at which the water jumps out is called an avulsion. AMAFCA has identified that most of these avulsions occur in the eastern section of the community which is under County jurisdiction. The draft Drainage Management Plan for North Albuquerque Acres (City of Albuquerque) calls for control of the upstream avulsions in order to plan for downstream development. Currently, neither the City, County, or AMAFCA have taken responsibility for controlling the avulsions for budget and jurisdictional reasons (i.e. one major

avulsion is on Sandia Pueblo and Forest Service land). It may be necessary to develop a Joint Powers Agreement between the City, County, and AMAFCA to control the avulsions in order to assure a safe drainage system throughout the community.

**RECOMMENDED ACTION:** *Develop a Joint Powers Agreement between the City, County, and AMAFCA to control the avulsions that are occurring throughout North Albuquerque Acres.*

The recently completed draft Drainage Management Plan which has been developed by the City, recommends avulsion control in order to properly plan a safe drainage system in the undeveloped city portion of the community. The lack of control of storm water upstream prohibits development of many lots downstream that could otherwise be developed. If the City truly wants the La Cueva area to be developed in an urban capacity, then the avulsions must be dealt

with. This will require cooperation between the City, County, and AMAFCA to share responsibility for the safety of all the residents in the North Albuquerque Community.

**ISSUE 1C:** The North Albuquerque Community contains a large amount of vacant land that is ripe for development. As a result, development issues tops the list of priorities for the area residents. Many residents have become involved in their Neighborhood Associations in order to keep abreast of new development and are becoming more familiar with the development process. As representatives of the community, the Partnership would like to be recognized as a valid input to development decisions.

**RECOMMENDED ACTION:** *Recognize the Community Planning Partnership as a valid input to development decisions for the North Albuquerque Community.*

Community partnerships were formed to represent community interests in planning. The North Albuquerque Partnership has been meeting on a monthly basis to express these interests and are currently involved in the La Cueva Sector Plan. According to the partnership, being involved in planning should not be limited to providing input at monthly partnership meetings but should be expanded to include input to the decision-makers through an established procedure. The partnership has offered some suggestions for how they could be more involved in development issues:

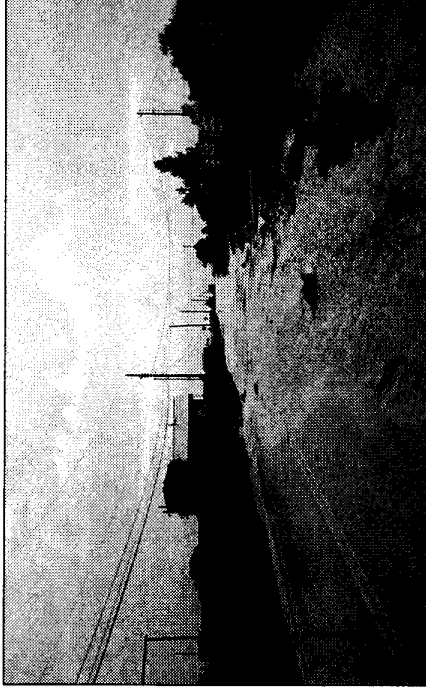
1. Expand the Neighborhood Notification Process to include the Partnership
2. Allow the partnership to provide comments for large development cases
3. Allow the community planner to provide comments for large development cases on behalf of the Partnership

If community planning is truly a "grass roots" effort, then decision-makers must be committed to weighing the concerns of the community as expressed through the partnerships. ☐

## **2. Transportation**

The North Albuquerque Partnership identified "transportation" as the second major concern in the community. Transportation issues include inadequate roads, traffic congestion, noise and air pollution, speeding, and lack of pedestrian safety. The Partnership developed a Transportation Workplan which attempts to address some of these issues by outlining the following goals:

1. Review all transportation plans and studies within the North Albuquerque Community to assure compatibility with community ideals;
2. Develop a relationship with local transportation agencies and committees in order to provide input to current plans and studies;



*Unimproved Road*

3. Develop a list of criteria that are necessary for successful transportation planning; and
4. Maintain a file of transportation-related issues to track trends and maintain consistency.

The Partnership is actively pursuing the above goals through the following means:

- A representative was selected from the partnership to serve on the Public Involvement Committee (PIC) which meets on a monthly basis to provide input to the Long Range Major Street Plan;
- A list of transportation-related projects and studies that affect the North

Albuquerque Community has been developed. The Partnership will monitor their progress; and

- A list of transportation-related criteria has been developed which provides for the safety and welfare of the area residents. This list will be used as a baseline for all future studies in the North Albuquerque Community.

The North Albuquerque Partnership has also expressed much concern over the lack of capacity of the north/south streets, especially Wyoming north of Paseo del Norte. Most of the north-south streets are two lanes without sidewalks or trails. With the widening of Paseo del Norte and the imminent construction of Alameda, the lack of improvements along the connecting north-south streets has raised a con-



cern. The Partnership is continuing to monitor the congestion along the north-south routes and has emphasized the need to address these concerns in the La Cueva Sector Development Plan.

Speeding/pedestrian safety is consistently mentioned as a primary concern by all neighborhood associations as well as the North Albuquerque Partnership. Increased population has brought an increase in traffic. The majority of streets are built to accommodate automobiles but do very little to encourage walking or safe pedestrian interaction. Walking encourages interaction among community members, discourages crime, reduces pollution, and slows down traffic. There is concern for students who walk to and from school on unsafe streets. Many residents within the county keep horses and ride them along the neighborhood's roads and have also expressed concern for their safety.

**RECOMMENDED ACTION:**

*1. Continue to develop more specific actions for the North Albuquerque Transportation Workplan*

The Partnership needs to develop more specific plans to address the goals it has outlined for itself. It has made a good start by identifying the streets that need attention, but it also needs to prioritize the transportation issues keeping community interests in mind. This may require the establishment of a Transportation Committee made up of community members outside of the Partnership. The Committee would be responsi-

ble for developing methods for measuring the success of the Transportation Workplan. They would also be responsible for keeping the Partnership informed about community-wide transportation issues. The success of the Workplan also depends on direct communication with transportation agencies that includes MRCCOG, State Highway Department, City Public Works Department, and County Public Works Department. These agencies would be invited to attend Partnership meetings on a regular basis to exchange information.

*2. Develop a Pedestrian Plan for Each School*

Development of a Pedestrian Plan would address safety issues that have been identified by the Partnership. Bernalillo County has completed The North Albuquerque Acres Pedestrian Plan which identified walking routes for those students who walk to and from Double Eagle Elementary School. This plan could serve as a model for developing an area-wide strategy to promote pedestrian safety.

A Pedestrian Plan would include involvement from various agencies including: PWD Traffic Engineer, PWD Trails Planner, CIP Trails Planner, APS, APD, The New Mexico Traffic Safety Bureau, North Albuquerque Community Planner, and the North Albuquerque Partnership.

- A strategy would include but not be limited to:
- analyze existing conditions for each

school including neighborhood surroundings, roadway configuration and traffic patterns;

- identify and list streets and intersections within each school district that pose the highest safety risks to students;
- develop a list of "solutions" for developing safe streets;
- match solutions to problems;
- prioritize the "high risk" list for funding purposes; and
- research funding strategies.

The Pedestrian Plan would introduce pedestrian-friendly elements of design along all streets to help lower the speed of the automobile and increase the safety of the student. ☐

**3. Recreation**

The North Albuquerque Partnership identified the lack of youth and senior programs and services as being a major concern for the community. The North Albuquerque Community contains the highest percentage of married couples with children and the third highest percentage of school age children. The largest concentration of older people live in the western edge of the community.

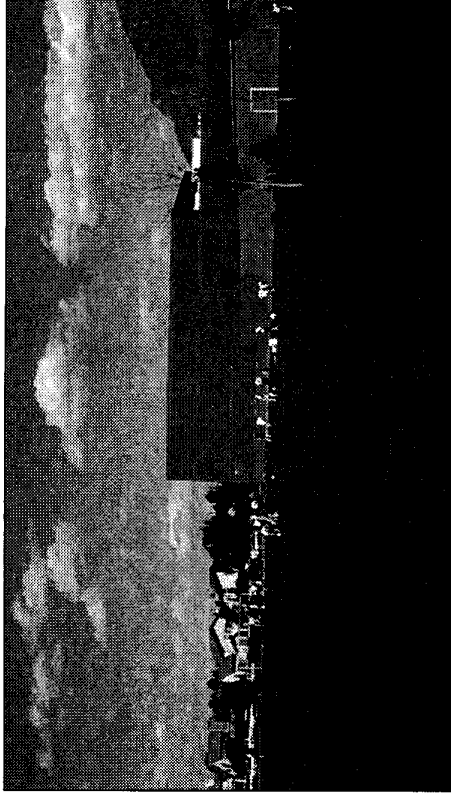
Youths in the community have had several opportunities to express their needs through a series of workshops that were held throughout

the year. Swimming was identified as the most popular summer activity by children under 15. Many of the older youths who come from single parent families and whose parent works in the evening, expressed a desire to have somewhere to go that is safe and neighborly where one can do their homework or play games or just talk. Similar opportunities for senior input have not yet occurred. Currently, the community lacks both a swimming pool and a teen center or community center that could offer youths recreation, peer support, and maybe even employment. The planning area has no Senior Center, and centers in the adjoining Community Planning areas are not close by.

## RECOMMENDED ACTION:

### 1. *Examine the need for youth and senior activities*

Goal 1 of the City's Goals and Objectives calls for "enhancing the lives of youths" by means of Objective 4 which calls for the "preparation of a report identifying desired youth recreational services based on information compiled by community planning area". It also calls for identifying gaps in services and developing a prioritization of such services. This objective should be expanded to include seniors. The successful accomplishment of this goal will require coordination among several agencies as well as the public. The agencies will include: Cultural and Recreational Services Department, Family and Community Services Department, Office of



*La Cueva High School provides joint-use activities*

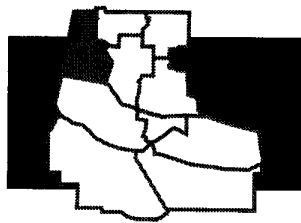
Senior Affairs, and Bernalillo County Parks and Recreation Department. One approach for determining youth needs may include a community-wide workshop sponsored by The North Albuquerque Partnership and La Cueva High School Students. The same approach could be taken for seniors in the area. Further study must occur to determine the real needs of the children and seniors of the community and whether a Senior Center or Community Center are real necessities.

### 2. *Gain cooperation from APS to utilize the schools for youth programs*

One way of meeting the needs of the youth of the community is to utilize the schools for youth pro-

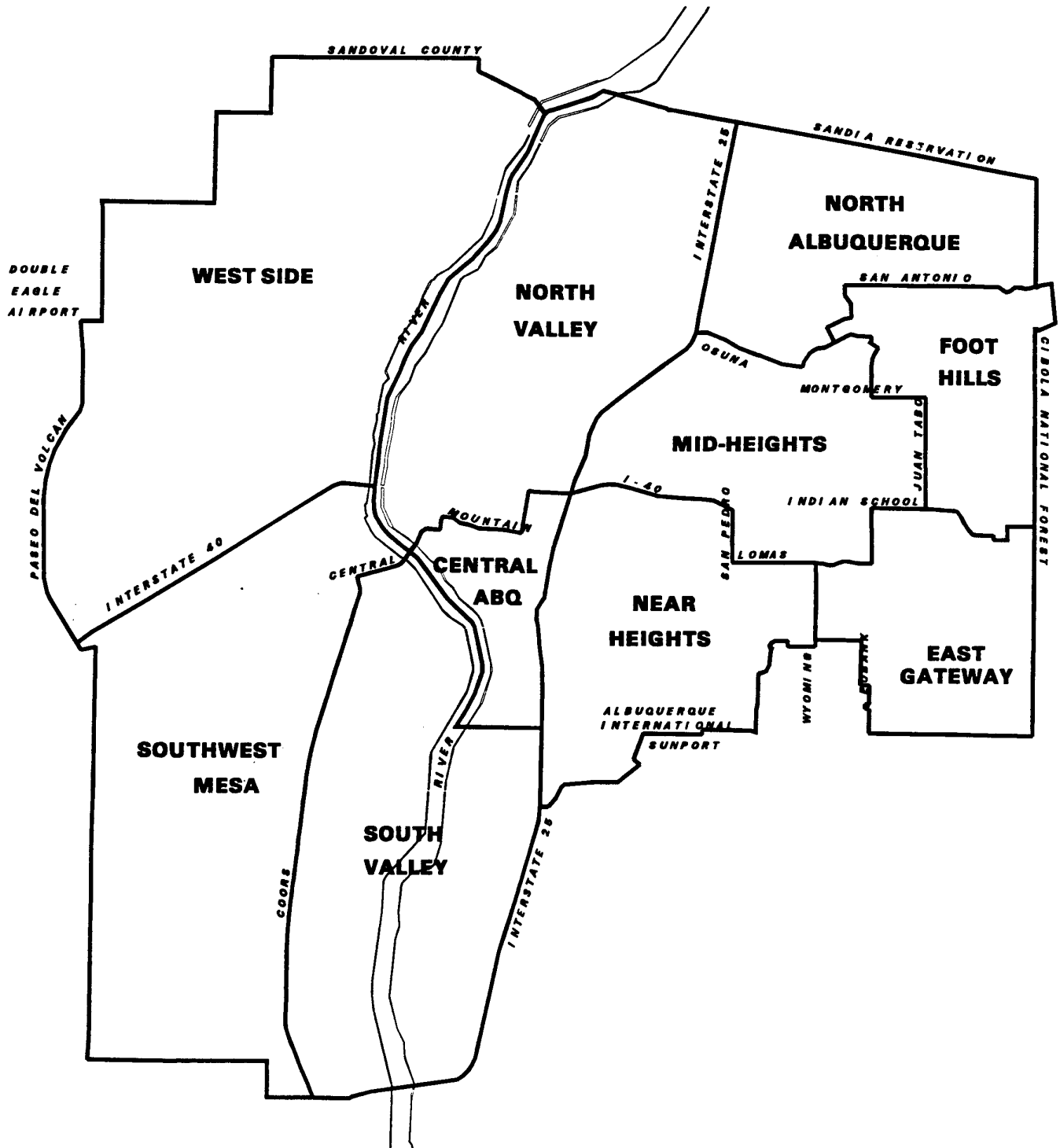
grams. The 1997 Intergovernmental Cooperative Agreement between the City of Albuquerque and APS supercedes the 1964 Joint Use Agreement. This allows program cooperation between all individual APS schools and all City parks and recreation programs. There are individual site agreements when the City has desired to build a City recreation facility on an APS site.

North Albuquerque residents along with the City, County and the Partnership should develop a proposal for specific after-school/weekend/summer use of schools in the area. It is essential to plan in advance and work with school administrators to meet the unique maintenance and security needs of each specific school. ☐



## Appendices

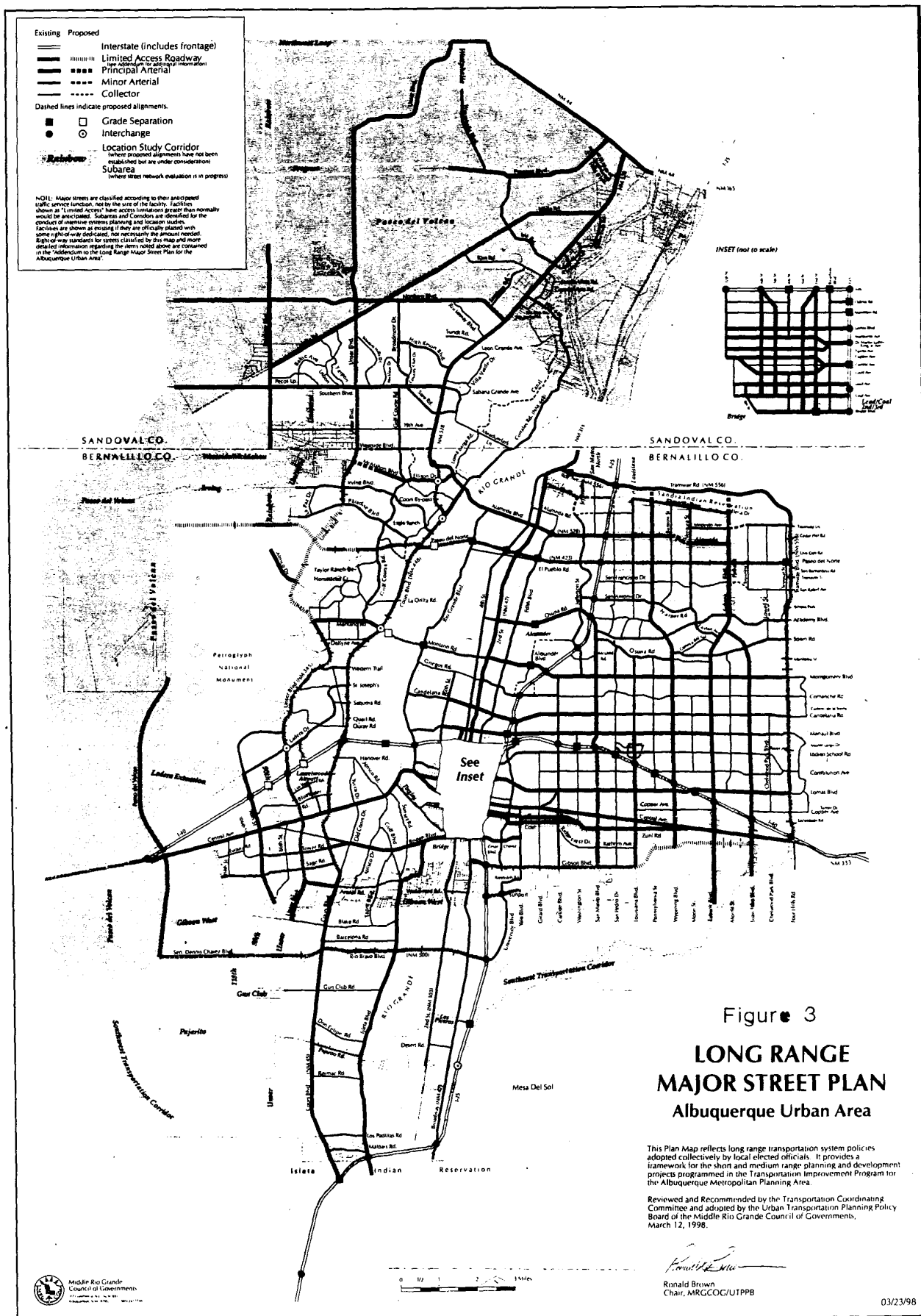
# COMMUNITY PLANNING AREAS



**CITY OF**  
**Albuquerque**

**A**lbuquerque **G**eographic **I**nformation **S**ystem  
**PLANNING DEPARTMENT**

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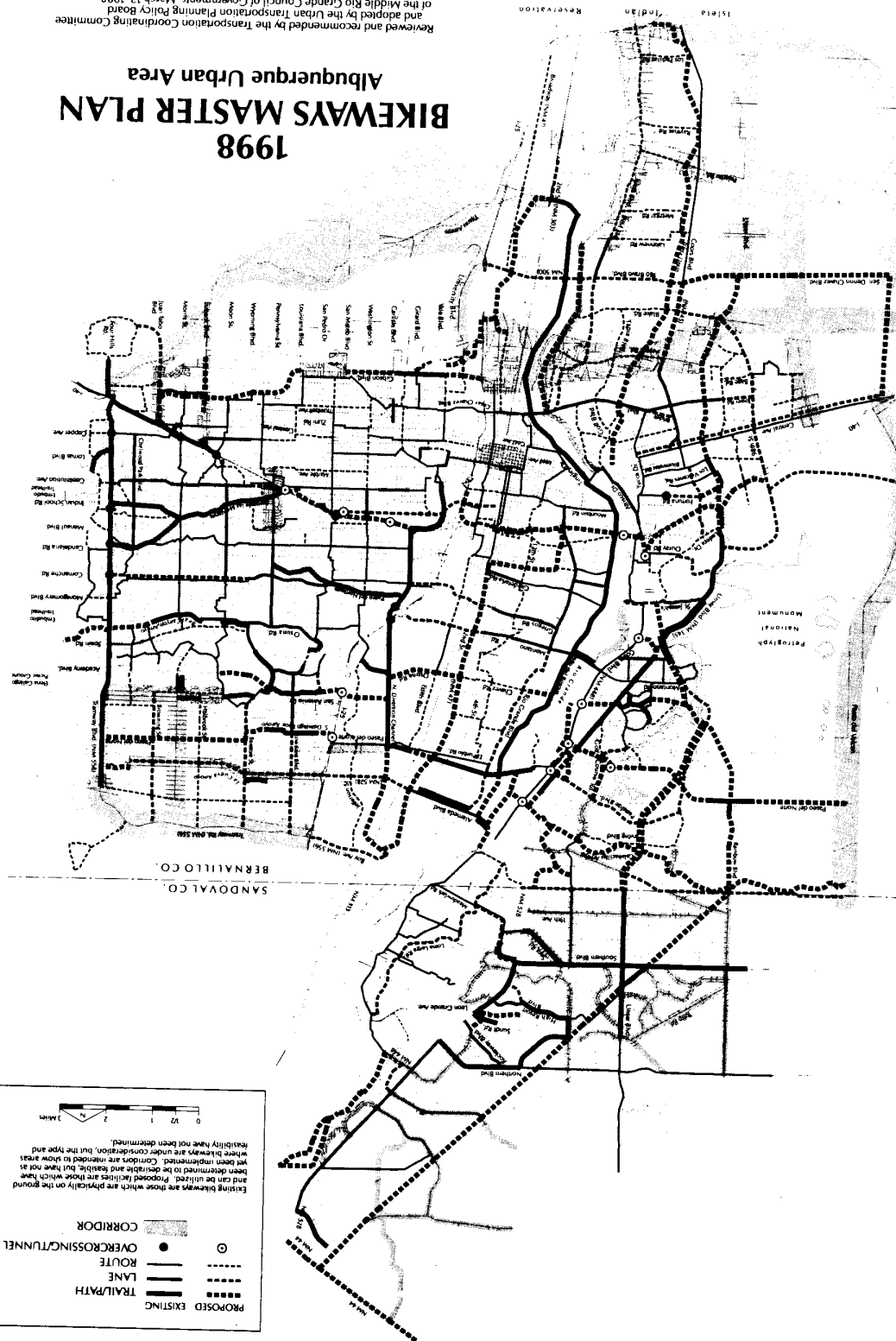
Middle Rio Grande  
Council of Governments  
Albuquerque, N.M. 87102  
311 Commerce N.E., Suite 100  
(505) 424-1750

Ronald Brown  
Chair, MRGCOG/UTPB

03/23/98

Reviewed and recommended by the Transportation Coordinating Committee  
and adopted by the Urban Transportation Planning Policy Board  
of the Middle Rio Grande Council of Governments, March 12, 1998.

# 1998 BIKEWAYS MASTER PLAN Albuquerque Urban Area



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**1997 CITY OF ALBUQUERQUE CIP PROJECTS  
IN NORTH ALBUQUERQUE**

- Cherry Hills Library \$350,000
- New Fire Station #20 \$1,300,000
- Park Development – Barstow Park \$120,000
- Median Landscaping and Renovation –  
Ventura Project \$25,000
- Storm Drainage – Paseo Del Norte \$700,000
- Storm Drainage – Bear Canyon Arroyo  
\$350,000
- Street Improvement – Paseo Del Norte  
\$1,000,000
- Neighborhood Set Aside
- Vineyard Estates Park \$200,000
- Lower Domingo Baca Arroyo Park \$100,000
- Civic Gateways Action Plan \$100,000



Distributed to North Albuquerque Neighborhood Assn.

## NORTH ALBUQUERQUE COMMUNITY OVERVIEW

Rate your community on each of the following on a scale of 1-5

1 = poor      2 = fair      3 = good      4 = better than average      5 = excellent

_____ adequate open space in the community	_____ friendliness of residents to each other
_____ adequate parks	_____ opportunity for community shared activities
_____ amount of traffic congestion	_____ youth recreational opportunities
_____ pedestrian/bicycle connections	_____ adult recreational opportunities
_____ population density	_____ adequate schools
_____ water quality	_____ level of crime
_____ degree of citizen involvement in community affairs	_____ public transportation
_____ responsiveness of local government to citizens	_____ adequate supply of retail services

(Please turn over)

Please complete the following sentences:

- I live in North Albuquerque vs. other areas of the city because...
- If I could change just one thing in the North Albuquerque community, it would be ...
- The single best thing in the North Albuquerque community is...
- The single greatest problem in the North Albuquerque community is ...
- If I had \$10 million to spend on this community, I would ...
- The single greatest problem in my neighborhood is...

I belong to the \_\_\_\_\_  
Neighborhood Association

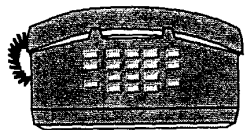
*Thank you very much for your input!*



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# 1997 BERNALILLO COUNTY/CIP IN DISTRICT 4

PROJECT NAME/DESCRIPTION	G.O. BOND CYCLE YR.	FUNDING AMT.	FUNDING SOURCE
• Paseo del Norte East – Phase 1/II/ Design Wyoming/Design of new 4 lane facility, major drainage	1998	\$600,000	GO/FED
• Tramway Lane/ North /Construction of all weather crossing	1998	\$150,000	GO/AMAFCA
• San Rafael/Roadway reconstruction storm water improvements, trail construction	1999-2000	\$800,000	GO
• East Mountain Trail Plan/Comprehensive trail plan	2000	\$100,000	GO
• San Bernardino Park/Landscape mini park for area residents	2000	\$135,000	GO
• San Bernardino Park Parks & Recreation Funds/Landscape mini park for area residents	2000	\$30,000	GO
• Bridge No. 8644 Tennyson/Supplementary drainage system, epoxy injection, warning signals for vertical clearance, stabilization to the slopes	2002	8,500	GO
• Paseo del Norte East -Phase 1, Wyoming to Eubank/Construction of 4 lane facility, major drainage improvements	2000	600,000	GO/FED
• Paseo del Norte East -Phase 1, Wyoming to Eubank/Construction of 4 lane facility, major drainage improvements	2000	\$3,750,000	GO/FED
• Paseo del Norte East -Phase 1, Wyoming to Eubank/Construction of 4 lane facility, major drainage improvements	1999	\$1,100,000	GO/FED
• Paseo del Norte East -Phase II, Eubank to Tennyson/Construction of 4 lane facility. Major drainage improvements	2000	\$700,000	GO/FED
• Paseo del Norte East -Phase II, Eubank to Tennyson/Construction of 4 lane facility. Major drainage improvements	2000	\$800,000	GO/FED
• Paseo del Norte East -Phase II, Eubank to Tennyson/Construction of 4 lane facility. Major drainage improvements	2000	\$4,500,000	GO/FED
• Paseo del Norte Enhancements between Wyoming and Tennyson/Landscaping and/or trail improvement	1999	\$600,000,GO	
• Eagle Rock/Asphalt pavement for 1.5 miles x 24 feet	1998	\$164,947	GO
• Carmel/Asphalt pavement for 1.3 miles x 24 feet	1998	\$142,954	GO
• San Rafael/Asphalt pavement for 1.2 miles x 24 feet	1998	\$131,957	GO
• Pino Avenue/Asphalt pavement for 1 mile x 24 feet	2000	\$109,965	GO
• Santa Monica/Asphalt pavement for 1.45 miles x 24 feet	2000	\$159,448	GO
• Holbrook/Asphalt pavement for 1.2 miles x 24 feet	2000	\$131,957	GO
• Ranchitos/Asphalt pavement for .75 miles x 24 feet	2000	\$82,473	GO
• Wilshire/Asphalt pavement for 1.05 miles x 24 feet	2000	\$115,463	GO
• Anaheim/Asphalt pavement for 1.5 miles x 24 feet	2000	\$109,965	GO
• Corona/Asphalt pavement for .6 miles x 24 feet	2000	\$65,979	GO
• Glendale/Asphalt pavement for 1.5 miles x 24 feet	2000	\$164,947	GO
• San Francisco Drive/Asphalt pavement for .75 miles x 24 feet	2000	\$82,473	GO
• Florence/Asphalt pavement for .4 miles x 24 feet	2000	\$43,986	GO
• Modesto Road/Asphalt pavement for .5 miles x 24 feet	2002	\$54,982	GO
• San Antonio Drive/Asphalt pavement for .25 miles x 24 feet	2002	\$10,309	GO
• Altamont Little League Development/Complete installation of irrigation and related improvements	1999	\$250,000	GO
• Parking area for South Domingo Baca Dam/Asphalt Lowell Street ending in a Parking lot, signage, guard rails and striping	2000	\$100,000	GO
• Mhoon Property/Purchase of 10 acres tract of land East Side of Tramway for park development	1999	\$500,000	GO
• North and South Domingo Baca Dams/Develop a day use equestrian area, a hang glider land area, trails, picnic areas, neighborhood parks, and related access and parking	1998	\$250,000	GO/NH
• Lt. Sistrava NE Substation Addition/An indoor covered parking for Sheriff's vehicles	1998	\$630,000	GO



## IMPORTANT TELEPHONE NUMBERS (4/98)

*TTY USERS: May call any number listed through Relay New Mexico at  
1-800-659-8331.*

*Published by: **City of Albuquerque, Department  
of Family & Community Services, Office of  
Neighborhood Coordination.** (feel free to reprint for your publication).*

**Police/Fire/Rescue (Emergency) 911**

Albuquerque Clean Team (ACT) 823-4228

Albuquerque Police Department

Crime Analysis Section

768-3282

Police (non-emergency) 242-2677

Police Substations:

Foothills 823-4455

Northeast (8201 Osuna NE) 823-4455

Southeast (800 Louisiana SE) 256-2050

Valley (5408 2nd St. NW) 761-8800

Westside (6404 Los Volcanes NW) 831-4705

Records 768-2020

Telephone Reporting Unit 768-2030

Animal Control (Eastside)

Animal Control (Westside) 768-1935

Animal Control (County) 873-6706

Attorney General (Consumer Protection) 1-800-678-1508

Better Business Bureau 884-0500

Burn/No-Burn Advisory 768-2876

City Council Office 768-3100

City Council Hotline (Mtg., agendas) 768-4777

City/County Information 768-2000

Community Planning 924-3860

County Assessor (Property Ownership) 768-4040

County Clerk (Voter Registration) 768-4090

County Commission Office 768-4000

Crimestoppers 843-7867

Dumping on Vacant Lots 924-3850

Environmental Health Offices 768-2600

(for Mosquito/Fly Spraying, Noisy Neighbors, Noise, Restaurant, Food Poisoning Complaints.

Dust

complaints from Construction.)

Fire (Non-Emergency)

Fire Marshal's Office 888-8124

Firecrackers or Gunshots 242-2677

Garbage Collection Problems 761-8100

Gas Leaks (Days) 246-7474

(Nights, Weekends, Holidays) 880-7300

Graffiti Removal Services 857-8055

Graffiti 24 Hour Hotline 768-4725

Housing Code Enforcement 764-3959

Keep Albuquerque Beautiful (KAB) 857-8280

Landfill Information

Cerro Colorado 836-8764

Don Reservoir 836-8757

Eagle Rock 857-8318

Montessa Park 873-6607

256-9442

768-5140

768-3000

768-4651

Mayor's/CAO Office

Library (Information & Reference

Mediation

Neighborhood Coordination	768-3790
	Neighborhood Crime Prevention 924-3600
	Open Space or Bosque 873-6632
	Parks Management (7 a.m.-5 p.m.)
	Reservations for Parks 857-8669
	Lights, Park Maint. Vandalism 857-8650
Poison & Drug Information	272-2222
Public Works Department	
	Barricades 768-2552
	Cockroach Hotline 873-7009
	Emergencies (Water, Sewer) 857-8250
	Information 768-3650
	Pothole Repair 857-8027
	Sandbags 857-8025
	Sidewalk Obstructions 857-8680
	Special Events Permits 768-2551
	Street Maintenance (8-5) 857-8025
	After Hours (all divisions) 857-8250
Recycling Information	761-8100
Recycling Hotline	761-8176
Ridepool	243-7433
Sheriff's Department (non-emer.)	768-4160
State Police	841-9256
State Information	1-800-825-6639
Stop Signs (Missing)	857-8028
Streetlights Out/Down Powerlines	246-5890
Suntran Information (Bus)	843-9200
Sunvan Information (Bus/handicapped)	764-6165
Traffic Sign & Speed Information	857-8680
Trees (Obstructing View)	857-8680
United Way Helpline	247-3671
Vehicle Information	
	Abandoned on Public Streets 768-2277
	Inoperable on Private Property 924-3850
	Pollution Hotline 247-2273
Wasted Water Hotline	768-3640
Weed & Litter Complaints	924-3850
Weed & Litter	761-8100
	(10+ bags/lb. item pick-up - 1 day before trash day)
Zoning Violations	924-3850

When you make a complaint, be specific, provide addresses and the length of time there has been a problem.